



City of Port Moody

Minutes

Special Council Meeting

Electronic Meeting via Zoom
Tuesday, January 26, 2021
at 7:09pm

Present:

Mayor R. Vagramov
Councillor D.L. Dilworth
Councillor A.A. Lubik
Councillor M.P. Lahti
Councillor H. Madsen
Councillor S. Milani
Councillor P.Z.C. Royer

In Attendance:

Tim Savoie – City Manager
André Boel – City Planner
Ron Coulson – Fire Chief
Mary De Paoli – Manager of Policy Planning
Ron Higo – General Manager of Community Services
Kevin Jones – Senior Planner
Jim LaCroix – Manager of Recreation
Jennifer Mills – Committee Coordinator
Jeff Moi – General Manager of Engineering and Operations
Angie Parnell – General Manager of People, Communications, and Engagement
Paul Rockwood – General Manager of Finance and Technology
Marc Saunders – Director of Library Services
Dorothy Shermer – Corporate Officer
Tracey Takahashi – Deputy Corporate Officer
Kate Zanon – General Manager of Community Development

1. Call to Order

Mayor Vagramov called the meeting to order at 7:09pm.

Mayor Vagramov provided an update on the disappearance of Port Moody resident Trina Hunt and advised that the City and the Port Moody Police Department have dedicated resources to assist the family and the community in their search efforts. Mayor Vagramov noted that his thoughts are with her family and he wishes for her safe return.

Art at Council

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

Councillor Zoë Royer, Chair, Arts and Culture Committee, introduced the evening's Art at Council, a hand-pulled lithograph titled *The Arrival of the First Transcontinental Train, July 4, 1886* by local professional artist and art teacher Don Portelance. Councillor Royer noted the piece captures a significant time in Port Moody's history as the first Western terminus for the Canadian Pacific Railway.

2. Public Input

Wilhelmina Martin (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that the proposal should receive first reading even if it requires amendments and improvements.

Jason McLaughlin (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that the Coronation Park neighbourhood has become unsightly and unsafe. Mr. McLaughlin noted that this proposal is the first step in enhancing the desirability of Coronation Park and will attract many different family types, sizes, and income levels, and urged Council to move forward with the proposal.

Barry Sharbo (Port Moody) expressed concerns about conflict of interests in cases where a Council member received campaign contributions from developers and then voted on applications submitted by those developers, and demanded that the issue be addressed.

Kyle Wright (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that the proposal helps with affordability issues, diversifies the housing stock, expands the tax base, and embraces a walkable community. Mr. Wright noted that this proposal could provide an opportunity to revise policy related to parking regulations to mitigate the perceived environmental and traffic concerns regarding the proposal.

Tyler Brown (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that homeowners in Coronation Park are being negatively impacted by the uncertainty and prolonged timelines of redevelopment, and by the high taxes due to speculative assessments. Mr. Brown noted that he supports the proposal receiving first reading.

Haven Lurbiecki (Port Moody) expressed concerns regarding the Coronation Park proposal (agenda item 9.1), noting that the proposal does not provide the necessary amenities, parkland, or jobs for the proposed additional density, and the impacts to amenities and services will negatively affect residents' quality of life. Ms. Lurbiecki noted that although Coronation Park is in need of redevelopment, this proposal is not the solution, and urged Council to make decisions based on the best interests of all Port Moody residents.

Dave Ungless (Port Moody) expressed concerns about the Coronation Park proposal (agenda item 9.1), suggesting that the proposal should be tabled until OCP updates are complete to ensure that the proposal aligns with the community's vision and other large developments in the city. Mr. Ungless noted that delaying this proposal will communicate the value Council places on citizens' time and effort in public engagement opportunities, such as participating in OCP updates.

Luc Castonguay (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that Coronation Park residents are in favour of redevelopment and urged Council to vote in favour of the proposal.

Rachel McGrillen (Port Moody) expressed support for Wesgroup's proposal (agenda item 9.1), noting that the Coronation Park neighbourhood is in decline and approval of the proposal will result in infrastructure investments and the creation of new jobs. Ms. McGrillen noted that having a developer oversee the entire proposal will ensure a cohesive design.

Lorri Farquharson-Petrie (Port Moody) expressed support for the Coronation Park proposal from Wesgroup (agenda item 9.1), noting that the Coronation Park area is in dire need of redevelopment, and that this proposal provides the opportunity to work with reputable developers who have experience in Port Moody. Ms. Farquharson-Petrie urged Council to vote in favour of the proposal.

Joan Stuart (Port Moody) expressed concerns with the Coronation Park proposal (agenda item 9.1), noting that although Coronation Park is in need of revitalization, redevelopment and growth should be guided by the OCP. Ms. Stuart noted that building designs in Port Moody should be unique and incorporate climate-friendly design and innovative technology.

Mo Shariff (Port Moody) spoke regarding the Coronation Park proposal (agenda item 9.1), noting that the proposal exceeds OCP height and density guidelines. Mr. Shariff noted that members of Council should report all potential conflicts of interest and suggested that such reporting would have an impact on the next election.

Patricia Mace (Port Moody) expressed concerns regarding the Coronation Park proposal (agenda item 9.1), noting that the proposal does not align with the current OCP or the Port Moody Regional Growth Strategy. Ms. Mace urged Council to consider the current OCP guidelines to ensure that new developments do not exceed 26 storeys.

Stephanie Lacusta (Port Moody) expressed support for the Wesgroup proposal (agenda item 9.1), noting that although the proposal may require revisions, it generally complies with the OCP and should receive first reading.

Melody McGowan (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that the proposal will enhance Port Moody's appeal to future residents and provide an opportunity to manage growth while maintaining a desirable quality of life for residents. Ms. McGowan noted that the additional density request is required due to the additional requirements from Council and suggested that, if the proposal does not receive first reading, the developer may not continue with the proposal.

Sharon Wong (Port Moody) expressed support for the Coronation Park development (agenda item 9.1), noting that the developers have worked very thoughtfully and compassionately with Coronation Park residents and that the proposal will revitalize the neglected area, and urged Council to vote in favour of the proposal.

Kirsten Ulint (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that the neighbourhood has deteriorated and that this proposal provides the framework for a complete community in a transit-oriented neighbourhood, which will revitalize the area and provide a sustainable future for residents.

Nash Milani (Port Moody) spoke in opposition to the Coronation Park proposal (agenda item 9.1), noting that the proposal does not align with the OCP and would negatively impact residents' quality of life.

Almerina Michelon (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that the additional density is required for the extra amenities requested by Council, and that moving this proposal forward would be beneficial to Port Moody.

Jeff McLellan (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that there will be future opportunities to revise the proposal and incorporate feedback received through public engagement. Mr. McLellan noted that the proposal should be planning for future, not current, residents.

Chris Hawkin (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1) and urged Council to work together to build a planned and complete neighbourhood.

Kelly Wong (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that the proposal meets the needs of the city by addressing development of the entire area and encouraging a cohesive neighbourhood.

George Broderick (Port Moody) expressed concerns about the Coronation Park development proposal (agenda item 9.1) and urged Council to table the proposal until OCP updates are complete. Mr. Broderick noted that any perceived conflict of interest with Council members should be addressed to restore and maintain confidence in Council.

Dean Johnson (Vancouver), Vice President of Development at Wesgroup Properties, spoke regarding the Coronation Park proposal (agenda item 9.1), noting that property owners in the neighbourhood have entrusted Wesgroup to move the project forward and that the extra density and building heights are required to pay for the affordable housing and park requirements that were not included in the OCP at the time of development of the proposal. Mr. Johnson encouraged Council to support approval of first reading.

Darren Guy (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that the neighbourhood is deteriorating and that this proposal provides an opportunity to create a mini city for residents that will offer more amenities and services than originally requested from the developer. Mr. Guy urged Council to continue working with Wesgroup to move this proposal forward and revise building heights at a later stage.

Hazel Mason (Port Moody) expressed concerns about the way her input was captured in the minutes of the Special Council Meeting of January 5, 2021, asking that the minutes be amended to better reflect her comments regarding a Council member's conflict of interest. Ms. Mason noted that any member of Council in conflict should recuse themselves.

Steve Haylock (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that although the proposal does not align with the OCP, the developers have fulfilled Council's requests for extra amenities and demonstrated their willingness to adapt and work with Council. Mr. Haylock urged Council to support the proposal and continue to work with the developers to improve the area.

Yolanda Broderick (Port Moody) expressed concerns regarding Coronation Park (agenda item 9.1), noting that the proposal should be tabled until the OCP update process is complete. Ms. Broderick noted that Council members should declare all affiliations, employers, and donations, and review the UBCM Conflict of Interest Policy.

Sharon Dery (Port Moody) expressed support for the Coronation Park proposal (agenda item 9.1), noting that if the proposal does not receive first reading, the neighbourhood will continue to decline and the opportunity to revitalize Port Moody will be lost as no other developers will be willing to take on this project.

Tim Bennett (Port Moody) expressed support for the proposed amendments by Wesgroup (agenda item 9.1), noting that the proposal's first submission was in alignment with the OCP and that the requested extra amenities have led to the proposed additional density. Mr. Bennett noted that the proposal provides the framework for an attractive and comprehensive neighbourhood and urged Council to approve first reading.

**Delegation –
Dustin Brecht,
IBEW 213**

3. General Matters

- 3.1 Presentation: Dustin Brecht and Robin Nedila
Delegation Request: Dustin Brecht

Dustin Brecht, IBEW Local 213, noted that members of IBEW Local 213 began their strike against Ledcor Technical Services in Port Coquitlam in 2019 and have now relocated to Port Moody where they have been paying for a highway use permit (HUP) for one and a half years. Mr. Brecht requested that the HUP fees be waived and a refund be issued for fees already paid. Mr. Brecht further noted that the City of Port Coquitlam did not request any fees for the picket lines on their property and the City of Vancouver is currently not requiring the payment of any fees for the picket lines.

RC21/028

Moved, seconded, and CARRIED

THAT the delegation request be placed on a subsequent Council agenda for consideration.

4. Adoption of Minutes

- 4.1 RC21/029

Moved, seconded, and CARRIED

THAT the minutes of the following meetings be adopted:

- **Special Council (to Close) – January 5, 2021;**
- **Special Council (FC and COTW) – January 5, 2021;**
- **Special Council (to Close) – January 12, 2021; and**
- **Regular Council – January 12, 2021.**

5. Consent Agenda

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

- 5.8 – 2343 Clarke Street (Site Specific Cannabis Retail Use) – Bylaw Adoption and Consideration of Related Amenity Contribution Agreement;
- 5.11 – Forest and Nature Therapy Opportunities in the Urban Forest Management Strategy; and
- 5.14 – Consultation with Businesses Affected by Street Construction Projects.

RC21/030

Moved, seconded, and CARRIED

THAT the recommendations contained in the January 26, 2021 Special Council Consent agenda be approved:

- **5.1 – 2020 Annual Report – Economic Development Committee;**
- **5.2 – 2020 Annual Report – Environmental Protection Committee;**
- **5.3 – 2020 Annual Report – Heritage Commission;**
- **5.4 – 2020 Annual Report – Parks and Recreation Commission;**
- **5.5 – 2020 Annual Report – Seniors Focus Committee;**
- **5.6 – 2020 Annual Report – Tourism Committee;**
- **5.7 – 2020 Annual Report – Transportation Committee;**
- **5.9 – Climate Action Engagement Opportunity for the Youth Focus Committee;**
- **5.10 – Green Teams of Canada Partnership with the City of Port Moody;**
- **5.12 – FCM Membership Renewal 2021; and**
- **5.13 – Cool It! Climate Leadership Workshops.**

The items and recommendations referred to above are as follows:

2020 Annual Report – Economic Development Committee

5.1

Report: Economic Development Committee, dated November 23, 2020

Recommendation adopted on consent:

THAT the report dated November 23, 2020 from the Economic Development Committee regarding 2020 Annual Report – Economic Development Committee be received for information;

AND THAT the 2021 Economic Development Committee be asked to review this report and bring forward its annual Work Plan in spring 2021.

2020 Annual Report – Environmental Protection Committee

5.2

Report: Environmental Protection Committee, dated November 24, 2020

Recommendation adopted on consent:

THAT the report dated November 24, 2020 from the Environmental Protection Committee regarding 2020 Annual Report – Environmental Protection Committee be received for information;

AND THAT the 2021 Environmental Protection Committee be asked to review this report and bring forward its annual work plan in spring 2021.

2020 Annual Report – Heritage Commission

5.3 Report: Heritage Commission, dated November 3, 2020

Recommendation adopted on consent:

THAT the report dated November 3, 2020 from the Heritage Commission regarding 2020 Annual Report – Heritage Commission be received for information;

AND THAT the 2021 Heritage Commission be asked to review this report and bring forward its annual work plan in spring 2021.

2020 Annual Report – Parks and Recreation Commission

5.4 Report: Parks and Recreation Commission, dated November 19, 2020

Recommendation adopted on consent:

THAT the report dated November 19, 2020 from the Parks and Recreation Commission regarding 2020 Annual Report – Parks and Recreation Commission be received for information;

AND THAT the 2021 Parks and Recreation Commission be asked to review this report and bring forward its annual work plan in spring 2021.

2020 Annual Report – Seniors Focus Committee

5.5 Report: Seniors Focus Committee, dated October 29, 2020

Recommendation adopted on consent:

THAT the report dated October 29, 2020 from the Seniors Focus Committee regarding 2020 Annual Report – Seniors Focus Committee be received for information;

AND THAT the 2021 Seniors Focus Committee be asked to review this report and bring forward its annual work plan in spring 2021.

2020 Annual Report – Tourism Committee

5.6 Report: Tourism Committee, dated November 17, 2020

Recommendation adopted on consent:

THAT the report dated November 17, 2020 from the Tourism Committee regarding 2020 Annual Report – Tourism Committee be received for information;

AND THAT the 2021 Tourism Committee be asked to review this report and bring forward its annual work plan in spring 2021.

2020 Annual Report – Transportation Committee	5.7	<p>Report: Transportation Committee, dated November 9, 2020</p> <p><i>Recommendation adopted on consent:</i> THAT the report dated November 9, 2020 from the Transportation Committee regarding 2020 Annual Report – Transportation Committee be received for information;</p> <p>AND THAT the 2021 Transportation Committee be asked to review this report and bring forward its annual work plan in spring 2021.</p>
Climate Action Engagement Opportunity for the Youth Focus Committee	5.9	<p>Report: Climate Action Committee, dated December 21, 2020</p> <p><i>Recommendation adopted on consent:</i> THAT the report dated December 21, 2020 from the Climate Action Committee regarding Climate Action Engagement Opportunity for the Youth Focus Committee be received for information.</p>
Green Teams of Canada Partnership with the City of Port Moody	5.10	<p>Report: Climate Action Committee, dated December 21, 2020</p> <p><i>Recommendation adopted on consent:</i> THAT the report dated December 21, 2020 from the Climate Action Committee regarding Green Teams of Canada Partnership with the City of Port Moody be received for information.</p>
FCM Membership Renewal 2021	5.12	<p>Memo: Executive Assistant to Mayor and Council, dated January 4, 2021</p> <p><i>Recommendation adopted on consent:</i> THAT the City of Port Moody renew its membership in the Federation of Canadian Municipalities (FCM) and remit the 2021 Annual FCM dues of \$7,493.07 as recommended in the memo dated January 4, 2021 from the Executive Assistant to Mayor and Council regarding FCM Membership Renewal 2021.</p>
Cool It! Climate Leadership Workshops	5.13	<p>Report: Community Development Department – Policy Planning Division, dated December 11, 2020</p> <p><i>Recommendation adopted on consent:</i> THAT \$4,500 be approved to fund eight Cool It! Climate Leadership workshops for 2021 as recommended in the report dated December 11, 2020 from the Community Development Department – Policy Planning Division regarding Cool it! Climate Leadership Workshop 2021 Funding;</p> <p>AND THAT the budget of \$4,500 be forwarded to the Finance Committee to identify a funding source.</p>

6. Items Removed from the Consent Agenda

**2343 Clarke Street
(Site Specific
Cannabis Retail
Use) – Bylaw
Adoption and
Consideration of
Related Amenity
Contribution
Agreement**

6.5.8 Report: Community Development Department – Policy Planning Division, dated January 6, 2021

Mayor Vagramov declared a conflict of interest due to having received campaign contributions from the applicant in the past and left the meeting at this point.

Councillor Royer assumed the role of Presiding Member at this point.

RC21/031

Moved and seconded

THAT 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 now adopted as recommended in the report dated January 6, 2021 from the Community Development Department – Policy Planning Division regarding 2343 Clarke Street (Site Specific Cannabis Retail Use) – Bylaw Adoption and Consideration of Related Amenity Contribution Agreement;

AND THAT the Mayor and Corporate Officer be authorized to execute the Amenity Contribution (Gift) agreement document in support of the Cannabis Retail Use related amenity commitments from Happy Hippie Cannabis (2343 Clarke Street).

Separation was requested.

The question on the first clause of the main motion (RC21/031a) was put to a vote; the following motion was CARRIED:

THAT 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 now adopted as recommended in the report dated January 6, 2021 from the Community Development Department – Policy Planning Division regarding 2343 Clarke Street (Site Specific Cannabis Retail Use) – Bylaw Adoption and Consideration of Related Amenity Contribution Agreement.

(Voting against: Councillor Dilworth)

Mayor Vagramov returned to the meeting and resumed the role of Presiding Member at this point.

The question on the second clause of the main motion (RC21/031b) was put to a vote; the following motion was CARRIED:

THAT the Mayor and Corporate Officer be authorized to execute the Amenity Contribution (Gift) agreement document in support of the Cannabis Retail Use related amenity commitments from Happy Hippie Cannabis (2343 Clarke Street).

Forest and Nature Therapy Opportunities in the Urban Forest Management Strategy

6.5.11 Report: Environmental Protection Committee, dated December 17, 2020

RC21/032

Moved and seconded

THAT the report dated December 17, 2020 from the Environmental Protection Committee regarding Forest and Nature Therapy Opportunities in the Urban Forest Management Strategy be referred to staff for action.

RC21/033

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding “AND THAT this item be referred to the Parks and Recreation Commission for input.”.

The question on the main motion (RC21/032) as amended (by RC21/033) was put to a vote; the following motion was CARRIED:

THAT the report dated December 17, 2020 from the Environmental Protection Committee regarding Forest and Nature Therapy Opportunities in the Urban Forest Management Strategy be referred to staff for action;

AND THAT this item be referred to the Parks and Recreation Commission for input.

Consultation with Businesses Affected by Street Construction Projects

6.5.14 Report: Economic Development Committee, dated January 7, 2021

RC21/034

Moved, seconded, and CARRIED

THAT the report dated January 7, 2021 from the Economic Development Committee regarding Consultation with Businesses Affected by Street Construction Projects be referred to staff for action.

7. Legislative Matters

8. Unfinished Business

**Official Community
Plan Amendment –
Coronation Park
(Wesgroup
Properties)**

9. **New Business**

9.1 Presentation: City Planner
Report: Community Development Department – Development
Planning Division, dated January 11, 2021

RC21/035

Moved, seconded, and CARRIED

**THAT the Council speaking time limit be extended to
10 minutes per member for item 9.1.**

(Voting against: Councillors Dilworth and Lahti)

Staff gave a presentation on the OCP Amendment Application –
Coronation Park, including information regarding location, land use
policy, neighbourhood context, site context, OCP and related
policy, key elements of the proposal, site plan and 3D rendering,
landscape context, policy amendments, staff recommendations,
Council options, and concluding comments.

RC21/036

Moved, seconded, and CARRIED

THAT Council go into Committee of the Whole.

The meeting was recessed at 9:20pm and reconvened at 9:35pm.

Wesgroup representatives, Brad Jones, Dean Johnson, and
Beau Jarvis, entered the meeting at this point.

The Wesgroup representatives answered questions from Council
regarding massing; density; alignment with the Official Community
Plan; commercial, residential, and mixed-use space allocations;
affordable housing; reconfiguration of the site layout and related
impacts to the pro-forma; contractual issues with existing owners;
conflict of interest; unit types and costs; pedestrian overpasses;
rooftop gardens and green roofs; podiums; accessibility designs;
locals-first policy; and rent-to-own options.

CW21/012

Moved, seconded, and CARRIED

THAT the meeting be extended until 11:30pm.

The Wesgroup representatives left the meeting at this point.

RC21/037

Moved, seconded, and CARRIED

THAT Council rise and report.

RC21/038

Moved and seconded

**THAT City of Port Moody Official Community Plan Bylaw,
2014, No. 2955, Amendment Bylaw No. 27, 2021, No. 3285
(Coronation Park) be read a first time as recommended in the
report dated January 11, 2021 from Community Development
Department – Development Planning Division regarding
Official Community Plan Amendment – Coronation Park
(Wesgroup Properties);**

AND THAT prior to bringing Bylaw No. 3285 back for consideration of second reading and referral to Public Hearing, staff be directed to work with the applicant to further refine the project based on the current proposal, including the following key elements:

- **inclusion of the amenity commitments into the amendment Bylaw, based on a more thoroughly developed amenity package that can be viably delivered as part of the development;**
- **how the density is distributed on the site, taking into account building height, massing, built form, and grade transition, including where towers are located, the number of towers, and how tower heights transition across the site between Ioco Road and Balmoral Drive;**
- **opportunities to increase the amount of employment generating floorspace;**
- **completion of the Transportation Impact Assessment and determining how its findings influence the project;**
- **the amount and configuration of the public park space versus the semi-public open space; and**
- **ensuring that the properties in this part of the neighbourhood that are not part of the application are left with a practical development potential in the future;**

AND THAT a road network and grading plan be considered that varies from that included in Corporate Policy – 13-6410-2019-01 – Coronation Park Development Application Requirements.

RC21/039

Moved and seconded

THAT the foregoing motion (RC21/038) be amended by adding the following:

“AND THAT Council advise the applicant to address the following issues for second reading:

- 1. pull back proposed project residential density to closer alignment with the Official Community Plan vision, with most towers not to exceed 26 storeys;**
- 2. raise affordable housing component to a minimum of 10% of units;**
- 3. improve family-oriented unit mix and options;**
- 4. increase accommodation of essential local shopping options in light of increased demand from the project;**
- 5. expand office and light industrial space allocation to be better aligned with Council’s jobs-to-population ratio guidance; and**
- 6. increase voluntary amenity contributions toward nearby park maintenance.”.**

RC21/040

Moved, seconded, and CARRIED

THAT the foregoing amending motion (RC21/039) be further amended by deleting “2. raise affordable housing component to a minimum of 10% of units;”.

RC21/041

Moved, seconded, and DEFEATED

THAT the foregoing amending motion (RC21/039) be further amended by replacing “pull back proposed project residential density to closer alignment with the OCP vision, with most towers not to exceed 26 storeys” with “compliance with the density and height vision outlined in the 2017 Coronation Park OCP amendment”.

(Voting against Councillors Dilworth, Lahti, Lubik, and Royer)

RC21/042

Moved, seconded, and CARRIED

THAT the foregoing amending motion (RC21/039) be further amended by adding “conversion of as much of the existing road network as possible to park space” as an additional bullet point.

RC21/043

Moved, seconded, and CARRIED

THAT the foregoing amending motion (RC21/039) be further amended by adding “rent-to-own as an alternative to the affordable housing component” as an additional bullet point.

RC21/044

Moved, seconded, and CARRIED

THAT the meeting be extended until 12:30am.

The question on the main amending motion (RC21/039) as further amended by RC21/040, RC21/042, and RC21/043 was put to a vote; the following amending motion was CARRIED:

THAT the foregoing motion (RC21/038) be amended by adding the following:

“AND THAT Council advise the applicant to address the following issues for second reading:

- 1. pull back proposed project residential density to closer alignment with the Official Community Plan vision, with most towers not to exceed 26 storeys;**
- 2. improve family-oriented unit mix and options;**
- 3. increase accommodation of essential local shopping options in light of increased demand from the project;**
- 4. expand office and light industrial space allocation to be better aligned with Council’s jobs-to-population ratio guidance; and**
- 5. increase voluntary amenity contributions toward nearby park maintenance;**

6. conversion of as much of the existing road network as possible to park space;
7. rent-to-own as an alternative to the affordable housing component.”.

(Voting against: Councillor Royer)

RC21/045

Moved, seconded, and CARRIED

THAT the foregoing motion (RC21/038) be amended by adding “explore reconfiguration of towers from east to west, with taller buildings situated to the east” as an additional bullet point in the last clause.

(Voting against: Councillors Dilworth and Lahti)

RC21/046

Moved, seconded, and CARRIED

THAT agenda items 9.2, 10.1, 10.2, and 10.3 be postponed to the February 2, 2021 Special Council meeting.

RC21/047

Moved, seconded, and CARRIED

THAT the foregoing motion (RC21/038) be amended by adding “investigate designs for mitigating impact of high rises on social connectedness/mental health” as an additional bullet point in the last clause.

RC21/048

Moved, seconded, and CARRIED

THAT the meeting be extended until 12:45am.

RC21/049

Moved, seconded, and CARRIED

THAT the foregoing motion (RC21/038) be amended by adding “AND THAT Council express a stronger desire for OCP compliance than affordable housing via subsidy to the applicant.”.

RC21/050

Moved and seconded

THAT the foregoing motion (RC21/038) be further amended by adding “AND THAT staff be directed to cap the population of Wesgroup’s proposed development in Coronation Park at approximately 4,000 people.”.

RC21/051

Moved, seconded, and DEFEATED

THAT the meeting be extended until 1:00am.

(Voting against: Councillor Dilworth)

The meeting was automatically adjourned at 12:45am.

Rezoning (Townhouses) – 2222 Clarke Street (DF Architecture Inc.)	9.2	<p>Presentation: City Planner Report: Community Development Department – Development Planning Division, dated December 22, 2020</p> <p>This item was postponed to the February 2, 2021 Special Council meeting.</p>
	10.	Other Business
Fitness Space Options for Individuals or Private Businesses	10.1	<p>Report: Community Services Department – Recreation Services Division, dated December 14, 2020</p> <p>This item was postponed to the February 2, 2021 Special Council meeting.</p>
Lighting Request – Girl Guides of Canada	10.2	<p>Email: BC Provincial Commissioner, Girl Guides of Canada, dated January 8, 2021</p> <p>This item was postponed to the February 2, 2021 Special Council meeting.</p>
Lighting Request – Provincial Eating Disorders Awareness Week	10.3	<p>Email: Elvira Chan, Project Coordinator, Family Services of the North Shore, dated January 12, 2021</p> <p>This item was postponed to the February 2, 2021 Special Council meeting.</p>
	11.	Verbal Reports from Council and Staff
	11.1	Council Verbal Reports
	11.2	Staff Verbal Reports
	12.	Information Items
Committees, Commissions, and Boards – Minutes	12.1	<ul style="list-style-type: none"> • Seniors Focus Committee – November 5, 2020 • Youth Focus Committee – November 19, 2020 • Parks and Recreation Commission – November 19, 2020 • Environmental Protection Committee – December 3, 2020 • Arts and Culture Committee – December 7, 2020
	13.	Public Input

14. Adjournment

The meeting was automatically adjourned at 12:45am.

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



D. Shermer, Corporate Officer

Confirmed on the 9th day of February, 2021.



R. Vagramov, Mayor