



# City of Port Moody

## Minutes

### Community Planning Advisory Committee

Minutes of the meeting of the Community Planning Advisory Committee held on Tuesday, October 2, 2018 in Council Chambers.

#### **Present**

Councillor Barbara Junker, Chair  
Councillor Zoë Royer, Vice-Chair  
Mayor Mike Clay  
Councillor Hunter Madsen  
Councillor Meghan Lahti  
Councillor Robert Vagramov  
Melissa Chaun  
Jean Donaldson  
Jillian Eaton  
Svetlana Evoy  
Wilhelmina Martin  
Callan Morrison

#### **Absent**

Councillor Diana Dilworth (Regrets)  
Greg Elgstrand (Regrets)  
Jeff McLellan (Regrets)

#### **In Attendance**

Doug Allan – Senior Planner  
Andre Boel – General Manager of Development and Planning  
Wesley Woo – Planner  
Will Ying-udomrat – Committee Coordinator

#### **1. Call to Order**

---

Councillor Junker called the meeting to order at 7:00pm.

#### **2. Adoption of Minutes**

---

#### **Minutes**

##### **2.1 CPAC18/035**

Moved, seconded, and CARRIED

**THAT the minutes of the Community Planning Advisory Committee meeting held on Tuesday, September 4, 2018 be adopted.**

### 3. Unfinished Business

---

### 4. New Business

---

#### **Rezoning and Development Permit Application – 2222 Clarke Street**

- 4.1 Report: Planning and Development Department – Development Planning Division, dated September 20, 2018  
File: 08-3060-20-131

The General Manager of Planning and Development introduced Wesley Woo as a new Development Planner and provided a background on Mr. Woo's professional experience.

Staff provided an introduction to the rezoning and development permit application at 2222 Clarke Street.

The applicant gave a presentation on the proposed project at 2222 Clarke Street, providing information on the site context, project components, floor plans, and building designs.

The applicant answered questions on accessibility from the parking lot, scoring on the environmental section on the sustainability report card, compliance with the Tree Protection Bylaw, impacts to adjacent lots, and the quality of building materials.

It was suggested that staff work to ensure that 50% of the housing units be adaptable units.

#### CPAC18/036

Moved and seconded

**THAT the proposed project be endorsed as recommended in the report dated September 20, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific items:**

- **Landscaping plan;**
- **EV charging;**
- **Bicycle storage;**
- **Car share;**
- **More compliance with the BC Energy Step Code;**
- **Tree replacement;**
- **Massing; and**
- **Quality construction materials.**

#### CPAC18/037

Moved, seconded, and CARRIED

**THAT the foregoing motion be amended by adding the following bullet point:**

- **Larger amenity spaces.**

CPAC18/038

Moved, seconded, and CARRIED

**THAT the foregoing motion be amended by adding the following bullet points:**

- **Consideration of native tree and bush species;**
- **Revitalization of the creek, east of the property; and**
- **Rainwater capture.**

The question on the main motion (CPAC18/036) as amended (by CPAC18/037 and CPAC18/038) was put to a vote; the following motion was CARRIED:

**THAT the proposed project be endorsed as recommended in the report dated September 20, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific items:**

- **Landscaping plan;**
- **EV charging;**
- **Bicycle storage;**
- **Car share;**
- **More compliance with the BC Energy Step Code;**
- **Tree replacement;**
- **Massing;**
- **Quality construction materials;**
- **Larger amenity spaces;**
- **Consideration of native tree and bush species;**
- **Revitalization of the creek, east of the property; and**
- **Rainwater capture.**

**Official Community  
Plan Amendment  
and Rezoning –  
2101 Clarke Street**

4.2 Report: Planning and Development Department – Development Planning Division, dated September 13, 2018  
File: 13-6700-20-17

Staff provided an introduction to the Official Community Plan amendment and rezoning application at 2101 Clarke Street and answered questions on the encroachment of a nearby creek.

The applicant gave a presentation on the proposed project at 2101 Clarke Street, providing information on the building materials, landscape plans, floor plans, environmental considerations, parking, and traffic considerations.

The applicant answered questions on the number of elevators, traffic concerns, floor area ratio, outreach to environmental stewardship groups, considerations for public arts, and possible commercial space.

Jean Donaldson left the meeting at this point and did not return.

Committee members expressed concerns about the density of the project and the limited scope of potential community benefits.

It was suggested that public art projects, electric vehicle charging stations, bike storage space, and car share arrangements be included in the proposal.

CPAC18/039

Moved, seconded, and CARRIED

**THAT the meeting be extended for up to an additional 30 minutes.**

CPAC18/040

Moved, seconded, and CARRIED

**THAT the proposal as presented in the report dated September 13, 2018 from Planning and Development Department – Development Planning Division not be endorsed for the following reasons:**

- **Excess in density;**
- **Environmental considerations; and**
- **Significant deviation from the Official Community Plan.**

5. Information

---

6. Adjournment

---

Councillor Junker adjourned the meeting at 9:11pm.



---

Councillor Barbara Junker  
Chair



---

Will Ying-udomrat  
Committee Coordinator