

Excerpt from Minutes of March 3, 2020 CPAC Meeting.

4. New Business

OCP Amendment and Rezoning – 1030 Cecile Drive (Edgar Development)

4.1 Report: Planning and Development Department – Development Planning Division, dated February 4, 2020

The Senior Planner gave a presentation regarding the application, and answered questions regarding: whether an Official Community Plan (OCP) review of areas experiencing development pressure has been conducted as directed by Council, and how to provide worthwhile input for this project if the OCP review is forthcoming.

CPAC20/011

Moved, seconded, and DEFEATED

THAT the meeting be adjourned and the OCP amendment and rezoning for 1030 Cecile Drive (Edgar Development) be considered by CPAC after the OCP review has been completed.

(Voting against: Councillor Milani, Councillor Royer, E. Chan, D. Desnoyers, A. Fawley, P. Mace, R. McPherson, and C. Morrison)

Staff answered questions regarding: the proposed new vehicle route and its impact on adjacent properties including Chateau Place; any proposed transit services to support this currently under-served area; considerations of a smaller-scale public consultation for this neighbourhood in tandem with an OCP review; potential for a reduction in parking requirements; the timing of the application and whether the proponent has addressed staff concerns and feedback; the permitted building height under the existing multi-family zoning; the estimated Development Cost Charges (DCCs) for the proposal and a staff analysis of the DCC rates for the Seaview neighbourhood; and a potential Community Amenity Contribution (CAC) waiver for the BC Housing component in Phase 1.

The proponent gave a presentation on the application, and answered questions regarding: the rationale for exceeding the current OCP requirements, and what is provided to the community in return; accessibility of the amenity building and if it will be open to the public; considerations of a solution to support the area with commercial amenities; at what stage is the current site layout; walkability considerations; the purpose of the makerspace, how it will function, and who will it serve; the rationale for pushing the retail component out to 2030 in the Mews; whether phasing could be completed out of sequence to complete the Hub earlier to provide community gathering places or commercial activity sooner; how stratas would function with the project phasing and how amenity cost calculations would be done; the transportation network and alternative routing to and from Clarke Road; community consultation response to the proposed towers; the value of various CACs; the inspiration for the proposed greenspaces

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on site; parking for people coming into the area for envisioned activities and events; whether current residents will have priority for comparable space and rental rates in the new development under the tenant relocation program, and if there will be sufficient vacancies to accommodate them; the BC Housing rental rates; potential ground stability issues; shadow and view studies and impact, on-site impact and for other houses along Clarke Road; and parkade access and footprint in relation to rainwater management and surface permeability.

CPAC20/012

Moved, seconded, and CARRIED

THAT the meeting be extended for 30 minutes.

CPAC20/013

Moved and seconded,

THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on March 3, 2020 regarding the proposed project presented in the report dated February 4, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 1030 Cecile Drive (Edgar Development).

The Committee noted the following in discussion:

- concerns were expressed that the OCP review for this area has not been conducted, and that there is no community plan for the area to determine where the amenities will be located and how the growth strategy can be confirmed;
- some Committee members expressed concerns that CPAC review for this proposal is premature, and that the Committee is limited in its ability to provide meaningful feedback;
- consider a smaller-scale OCP review for the Seaview neighbourhood in tandem with this development application;
- concerns were expressed regarding the proposed new vehicle routing and its impact on adjacent properties including Chateau Place;
- consider including rental-only zoning or dedicating a portion of the development for rental-only housing;
- more clarity is needed regarding the details of the tenant relocation program;
- the 10-year wait for retail activity may be a detriment as density increases in the area, and could divert economic activity to outside Port Moody;
- concerns were expressed regarding adequate servicing and emergency access, as Cecile Drive is narrow and Glenayre Drive may not have sufficient capacity for additional traffic;
- some Committee members expressed an interest in reviewing the comments from Open Houses to date;

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- some Committee members expressed concerns that the preliminary drawings for the Mews show “barrack” like designs, and encouraged more organic elements and more interaction spaces to achieve a “village” feel;
- for the public art component, it was suggested to think broadly and locally, and secure a public art consultant early on in the process, and make use of City resources in its Public Art Coordinator;
- the proposed retail space may be too small, and the area is underserved by uses that can bring people together;
- there are large first-growth tree stumps on site that should be commemorated or relocated.

CPAC20/014

Moved, seconded, and CARRIED

THAT the meeting be extended for 30 minutes.

Discussion continued, with the Committee noting the following:

- concerns were expressed regarding the need to transport people to and from a development of this scale without SkyTrain or other major transit service nearby;
- the public use spaces should feel welcoming and accessible to users from outside of the area; consider larger gaps between buildings to create larger green spaces;
- for the scale of the development, consider including more rental housing outside of the BC Housing component;
- towers could contribute to social isolation;
- concrete buildings may not be as forgiving on the human body as wood buildings; and
- consider trails that provide more screening to buffer the wildlife habitat from human activity.

The question on the main motion (CPAC20/013) was put to a vote, and the following motion was CARRIED:

THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on March 3, 2020 regarding the proposed project presented in the report dated February 4, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 1030 Cecile Drive (Edgar Development).

(Voting against: G. Elgstrand)

CPAC20/015

Moved and seconded

THAT the Community Planning Advisory Committee request that Council refer the 1030 Cecil Drive (Edgar Development)

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application back to the Committee for further feedback at a later stage of the development application process.

CPAC20/016

Moved, seconded, and CARRIED

THAT the meeting be extended by 15 minutes.

The Committee discussed the purpose and timing of this proposal being referred back to the Committee at a later stage, and noted that more substantial details and changes would be needed to justify a second review by the Committee.

CPAC20/017

Moved, seconded, and CARRIED

THAT the foregoing motion (CPAC20/015) be postponed.

(Voting against: M. Chaun and Cllr. Milani)

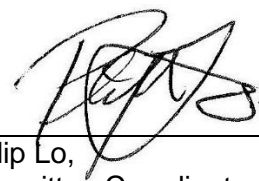
5. Information

6. Adjournment

The Chair adjourned the meeting at 10:07pm.



Councillor Steve Milani,
Chair



Philip Lo,
Committee Coordinator