



City of Port Moody

Minutes

Advisory Design Panel

Minutes of the electronic meeting of the Advisory Design Panel held on Thursday, March 18, 2021 via Zoom.

Present

Patricia Mace
Hossam Meawad
Callan Morrison
Derek Newby
Kate O'Neill
Mike Teed

In Attendance

André Boel – City Planner
Philip Lo – Committee Coordinator
Councillor Steven Milani, Council Representative
Ian Morrison – Sergeant, Port Moody Police Department
Councillor Zoë Royer, Alternate Council Representative
Wesley Woo – Development Planner
Kate Zanon – General Manager of Community Development

Also In Attendance

Dylan Anderson, OTG Developments
Ryan Anderson, OTG Developments
Stephen Wong, EXP Services

1. Call to Order

The Committee Coordinator called the meeting to order at 7:04pm.

2. Adoption of Minutes

3. Unfinished Business

4. New Business

**Committee
Orientation**

4.1 Presentation: Committee Coordinator

The Committee Coordinator gave an orientation to Panel members.

ADP21/001

Moved, seconded, and CARRIED

THAT Derek Newby be appointed as Chair of the Advisory Design Panel, and Hossam Meawad be appointed as the Vice-Chair.

**Advisory Design
Panel Orientation**

4.2 Presentation: General Manager of Community Development and City Planner

Staff provided introductions and reviewed the City's development process and the Panel's consideration criteria for applications. Staff noted that the Land Use Committee and the Advisory Design Panel inform different critical components of projects early in the development process, and that there can often be changes to applications based on the valuable input provided by both committees. Staff noted that Council had expressed an interest in distinctive architectural design in the City,

The General Manager of Community Development left the meeting at this point and did not return.

**Development
Permit (ADP) –
103 Ioco Road
(EXP Services
Inc.)**

4.3 Report: Community Development Department – Development Planning Division, dated March 2, 2021

The applicants gave a presentation on the application, including the current site use, land use designations and zoning, design and branding elements, parking allotment and variance request based on site constraints, proposed tree removal plan, landscaping plan, and fuel truck site access and constraints.

Staff and the applicants responded to questions from the Panel regarding the bike parking requirements, alternative building orientation to improve circulation, design and activation of frontage along Ioco Road, canopy and signage design, considerations for adding street trees on the boulevard, proposed retaining wall height and design, potential retention and replacement of trees and other vegetation, CPTED considerations for the rear of the building, landscape considerations for planting drought tolerant plants, pedestrian access to the main building and pedestrian safety, bus stop pull-out at Barnet Highway, and considerations for future electric charging stations.

The Panel noted the following in discussion:

- the prominence of the gateway location calls for inventive, generous, eye-catching, and exciting building design and landscaping;

- creative architecture is needed and should fit into the community context; consider improving on the standard brick façade;
- attractive landscaping is important at this site, especially along the interface with Coronation Park as it would serve to buffer two incompatible land uses;
- while the proposal conforms to current land use policies, it may be inconsistent with the long-term aspirations of the OCP;
- the proposed tree removal at this location could cause significant visual impact; consider compensating with additional trees on site or on the streetscape, as well as landscaping enhancements on the eastern part of the site;
- consider a more expressive roof form and avoid the flat-roof configuration; consider taking design cues from adjacent transit stations;
- activate the frontage facing loco Road, including activating the rear façade of the building;
- consider lowering or stepping the retaining wall height to be more human-scaled, and soften it with design and materials (such as terracing) or with landscaping elements;
- the creation of meaningful public realm with wide sidewalks and optimal pedestrian experience should outweigh concerns of store visibility;
- plan for future pedestrian access from the future Coronation Park development and improve pedestrian safety, accessibility, and ease of movement;
- the site design should separate circulation for pedestrian and vehicle traffic; an alternate building orientation or location could be considered;
- concerns were expressed regarding the lack of manoeuvring space on the constrained site, particularly for fuel delivery vehicles;
- the rear of the building could raise CPTED concerns; the current design may be too enclosed; include security cameras at the rear of the building;
- consider including fast-charging stations for electric vehicles and bicycle parking;
- the garbage enclosure finish should be at the same calibre as the building itself, and should be a substantial structure;
- there is an opportunity to improve the road from the right-turn lane on the Barnet Highway to the curb lane on loco Road; and
- additional project drawings and plans are required for a full evaluation; the full site conditions have not been included.

ADP21/002

Moved, seconded, and CARRIED

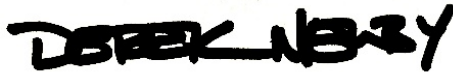
THAT the proposal not be endorsed as presented for the following reasons:

- resolution of the landscape treatment and public realm is necessary;
- continued design of the northeast portion of the site is necessary to address the extent of retaining wall, trees, and landscaping; and
- consideration of architectural form is necessary to reflect the direction of the design guidelines for the development permit area.

5. Information

6. Adjournment

The Chair adjourned the meeting at 8:43pm.



Derek Newby,
Chair



Philip Lo,
Committee Coordinator