



# City of Port Moody

## Minutes

### Advisory Design Panel

Minutes of the meeting of the Advisory Design Panel held on Thursday, June 17, 2021 via Zoom.

#### **Present**

Derek Newby, Chair  
Hossam Meawad, Vice-Chair  
Melissa Chaun  
Patricia Mace  
Marilyn Meden  
Kate O'Neill  
Mike Teed  
Valentino Tjia

#### **Absent**

Callan Morrison (Regrets)  
Councillor Zoë Royer, Alternate Council Representative

#### **In Attendance**

André Boel – City Planner  
Jessi Connaughton, Recording Secretary, Raincoast Ventures Ltd.  
Jess Daniels – Policy Planner  
Mary De Paoli – Manager of Policy Planning  
Councillor Steven Milani – Council Representative

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#### 1. Call to Order

#### **Call to Order**

- 1.1 The Chair called the meeting to order at 7:03pm.

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#### 2. Adoption of Minutes

#### **Minutes**

2.1 ADP21/003

Moved, seconded, and CARRIED

**THAT the minutes of the Advisory Design Panel meeting held on Thursday, March 18, 2021 be adopted.**

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#### 3. Unfinished Business

#### 4. New Business

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##### Official Community Plan Update

- 4.1 Presentation: Jess Daniels, Policy Planner, and Mary De Paoli, Manager of Policy Planning  
Attachment: Official Community Plan Update

The Policy Planner gave a presentation on the Official Community Plan (OCP) Update and reviewed the process for gathering community input through public engagement, and the following was noted:

- the second of three community surveys is open to the public until June 28, 2021, and focuses on key topics identified by Council and the community through the initial engagement phase; and
- there are opportunities for the Panel to participate in engagement through staff updates, surveys, comments on the draft OCP bylaws as directed by Council, and at [www.engage.portmoody.ca](http://www.engage.portmoody.ca).

The Manager of Policy Planning reviewed the Land Use Scenarios Neighbourhood Areas, and the following was noted:

- Moody Centre Transit-Oriented Development:
  - senior-oriented rental or strata apartments could be included in the development plans;
  - setting limits on building heights should be discouraged as it may prevent opportunities for innovation;
  - the OCP's policies and goals seek alignment and consistency with Metro Vancouver's Regional Growth Strategy;
  - the significant population growth seen in Port Moody in the last three to five years may be largely due to interprovincial migration;
  - reduced residential parking standards, particularly in transit-oriented development areas, are in place as part of updated zoning bylaws and Port Moody's Climate Action Plan;
  - the pandemic has created awareness around the need for more public spaces (e.g. larger sidewalks and space for outdoor dining) and this should be reflected in the OCP; and
  - it is important to incorporate messages of racial justice and reconciliation throughout the OCP.

- Murray Street Boulevard:
  - consider building slightly higher than six storeys while maintaining the walkable community design;
  - a pedestrian bridge over the tracks to connect to the SkyTrain station will increase the desirability of the location;
  - Granville Island is a good example of a vibrant light industrial area balanced with an adjacent residential community; and
  - work studios or collaborative spaces for business could build on the existing industrial roots and generate economic resiliency and diversity in the area.
  
- Oceanfront District:
  - the considerable expense of developing this site may have been a factor for the allowance of 38 storey buildings;
  - public access along the inlet is important and unique to Port Moody;
  - pedestrian links are required to increase access to the location;
  - vehicular and pedestrian access to the site will be through an overpass to Mary Street and the potential expansion of the Moody Street overpass;
  - the design should focus on principles, rather than taste or style;
  - the vision for the area could be similar to Lonsdale Quay, with more public space between buildings;
  - TransLink is responsible for determining additional bus service to the location;
  - the lack of walkability to transit may be an issue for senior citizens; and
  - policies in the OCP speak to additional transit, archaeology and geo-technological studies in the area, focusing on adaptation and resilience.
  
- Seaview Neighbourhood:
  - a significant proportion of the affordable rental or strata development should be two to three bedrooms to accommodate families;
  - the Woodland Park developer is partnering with BC Housing for the redevelopment of the existing rental housing site;
  - the Woodland Park development application rental housing renewal will be combined with creating additional affordable housing;
  - the current OCP does not reference the BC Energy Step Code;
  - the City's Building Bylaw has incorporated the Step Code and there is also a Policy to encourage early adoption of future steps for all rezoning applications;

- Port Moody has an opportunity to be a leader in the use of innovative lower carbon types of construction;
- the OCP does not stipulate floor area ratio, but other types of measurements may be used as a result of the public engagement;
- three to six storeys is currently the default height allowance for multifamily designated lands;
- the Land Use survey will consider scales of development in comparison to population growth; and
- the community and Council will need to determine where growth happens in the city, and the OCP will communicate the vision for areas of development and growth.

ADP21/004

Moved, seconded, and CARRIED

**THAT the presentation from the Policy Planner and Manager of Policy Planning regarding the Official Community Plan Update be received for information.**

5. Information

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6. Adjournment

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The Chair adjourned the meeting at 8:43pm.

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Derek Newby,  
Chair

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Jessi Connaughton,  
Recording Secretary