



City of Port Moody

Minutes

Advisory Design Panel

Minutes of the meeting of the Advisory Design Panel held on Thursday, September 16, 2021 via Zoom.

Present

Hossam Meawad, Vice-Chair
Melissa Chaun
Eric Hedekar
Patricia Mace
Marilyn Meden
Callan Morrison
Mike Teed
Valentino Tjia

Absent

Councillor Steve Milani – Council Representative
Derek Newby, Chair (Regrets)
Kate O'Neill (Regrets)

In Attendance

André Boel – City Planner
Esin Gozukara – Committee Coordinator
Jennifer Mills – Committee Coordinator
Councillor Zoë Royer – Alternate Council Representative
Wesley Woo – Senior Planner
Sam Zacharias – Constable, Port Moody Police Department

Also In Attendance

Alysia Baldwin, Perkins & Will
Ryan Bragg, Perkins & Will
Kate O'Neill, PCI Developments

1. Call to Order

Call to Order

1.1 The Chair called the meeting to order at 7:02pm.

2. Adoption of Minutes

Minutes

2.1 ADP21/005
Moved, seconded, and CARRIED
THAT the minutes of the Advisory Design Panel meeting held on Thursday, June 17, 2021 be adopted.

3. Unfinished Business

4. New Business

**OCP Amendment,
Rezoning,
Development Permit
(ADP) – 2933-3005
Murray Street
(PCI Developments)**

4.1 Report: Community Development Department – Development Planning Division, dated August 31, 2021

The applicant gave a presentation on the Official Community Plan (OCP) Amendment, Rezoning, Development Permit application, including information about the site location and plan; zoning plan; OCP amendment, rezoning, and development permit details and associated benefits; riparian area; height rationale; site area and building footprint limitations; landscape plans; building programming and uses; elevations; active street fronts; cross-ventilating design; outdoor spaces and amenities; rooftop area; mass timber construction elements; massing; and renderings.

The applicant responded to questions from the Panel regarding the planter materials and related impacts to soil, TOD plaza sounds and vibrations concerns, overpass design, shadowing, public art component, window locations, loading zones, garbage pick-up, loading bay and parkade noise transmissions, rental unit ownership, air conditioning, resident access to the future pedestrian bridge, railroad track elevations and proximity to the building, size and layout of sculptural outdoor stairwells, accessible and visitor parking allocations, electric charging stations, canopy design and use, riparian areas and impacts to neighbouring properties, overpass column locations, residential and commercial areas signage, commercial tenant parking allocation and access, family and accessible unit allocations, and stormwater management.

The Panel members noted the following in discussion:

- the approval of the building height and density increase could set a precedent for the area;
- the buildings are too high and will shade Murray Street;
- the height/density increase due to the environmental restoration of part of the property is not necessary as they were presumably known at the time of purchase;
- the depth of the commercial units could be unattractive as commercial spaces with large frontages are more desirable;
- the mass timber and daylighting aspects of the project are positive elements;
- the rooftop shade structures and plantings will be beneficial in providing refuge from heat in the summer;

- the cross-ventilating design helps make the building more livable;
- consider adding air conditioning features, even though they are not environmentally friendly they may be necessary given increasing temperatures in the summer;
- the rooftop garden offers an opportunity for contributing to improved food security;
- the open-air sculptural staircases and exposed beam design of the two outer towers along Murray Street may not be appropriate for the site's natural setting; consider concrete panels and painted metal to improve acoustic dampening and privacy between residences;
- the balcony design could be staggered in height and include perforated metal edges to provide more privacy, and better align with the natural setting of the site;
- the applicant should consider reducing the commercial and entertainment space in the lower courtyard due to feedback received on the subject;
- the proposed reduction in parking may not meet the demand in the area;
- the design of laneway on the westside ground floor may create conflicts with vehicles, commercial deliveries, and garbage and recycling pick up; consider creating a loading zone on Murray Street;
- the loss of job space is concerning and will negatively impact broadening of the City's tax base;
- the Official Community Plan Survey #3 is gathering feedback specific to land use scenarios on Murray Street and this project should be postponed until the public consultation is complete and a vision for the area is established;
- the noise from the area will travel upwards and become trapped in the horseshoe shape of the interior courtyard;
- the density is reasonable given the proximity to the SkyTrain, West Coast Express, and central entry point to Port Moody;
- the use of mass timber is positive;
- the landscape design is appealing, given the daylighting of the watercourse, creation of new habitat, and Salmon Safe Certification;
- the outdoor amenity spaces are appropriate in size and variety;
- the streetscape could be enhanced by setting part of the building back to allow more space for outdoor dining or retail space;
- the integrated stormwater management is a positive functional interpretive element of the proposal;
- the entry could benefit from more distinctive architecture and a larger lobby space; and

- the south façade could benefit from treatment on the sidewalls; consider wrapping the balconies on the south side to tie the two facades together.

ADP21/006

Moved, seconded, and CARRIED

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

- the height relaxation;
- the significant reduction in employment; consider expanding commercial space into the second floor;
- the appearance of south façade;
- the riparian area dedication;
- an alternative option to the overpass; and
- the reduction in parking relative to the number of units; ensure parking allocations are not too relaxed.

(Voting against: Marilyn Meden)

5. Information

6. Adjournment

The Vice-Chair adjourned the meeting at 9:00pm.

Hossam Meawad,
Vice-Chair

Jennifer Mills,
Committee Coordinator