

City of Port Moody

Minutes

Advisory Design Panel

Minutes of the meeting of the Advisory Design Panel held on Thursday, October 28, 2021 via Zoom.

Present

Derek Newby, Chair
Hossam Meawad, Vice-Chair
Melissa Chaun (arrived at 7:07pm)
Eric Hedekar
Patricia Mace
Marilyn Meden
Callan Morrison (arrived at 7:05pm)
Kate O'Neill
Mike Teed
Valentino Tjia

Absent

Councillor Zoë Royer, Alternate Council Representative
(Regrets)

In Attendance

André Boel – City Planner
Esin Gozukara – Committee Coordinator
Councillor Steven Milani, Council Representative
Jennifer Mills – Committee Coordinator
Jason Tran – Development Planner
Sam Zacharias – Constable, Port Moody Police Department

Also In Attendance

Carola Alder, Partner, Senior Planner, and Marketing Specialist,
CityState Consulting Group
Gaetan Royer, CEO and Principal, CityState Consulting Group
Gayatri Manghat, Architectural Technologist, CityState
Consulting Group

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 ADP21/007
Moved, seconded, and CARRIED
THAT the minutes of the Advisory Design Panel meeting held on Thursday, September 16, 2021 be adopted.

3. Unfinished Business

4. New Business

**OCP, Heritage
Revitalization
Agreement (HRA), DP
(ADP) – 112 Moray
Street (CityState)**

4.1 Report: Community Development Department – Development Planning Division, dated October 12, 2021

The applicants gave a presentation on the Official Community Plan, Heritage Revitalization Agreement (HRA), and Development Permit application, including the current site use, the Nielsen Residence HRA, design and branding elements, proposed tree retention plan, landscaping plan, and unit diversity.

The applicants answered questions from the Panel about: the proposed heritage home relocation; character defining elements of the chimney; access to the site from Flinn Court and Morray Street; live-work units; playground amenities; possible public art placement; sustainability strategies; resident and visitor parking spaces allocations and accessibility; tree removal and protection plan; the qualifications of the landscape designer, driveway material; bike storage; electrical vehicle and mobility scooter charging areas; inclusion of the Nielsen Residence in the strata plan; assessment for ground water on the site; bird survey; planting native species of trees; and guardrails.

The Panel noted the following in discussion:

- the inclusion of the Nielsen Residence makes this project interesting, it is well thought-out, and the chimney is character defining;
- the sensible use of the site is positive;
- the project appears to include the right style of development and density for the lot and its location;
- the upper levels of the building designs appear plain and matte, and could benefit from adding more texture;
- the black and white colour scheme is quite stark;
- the applicant should consider improving the sides of the buildings, especially the one that is visible from St. Johns Street;
- the live-work units are appropriate for the post-pandemic world, and have the potential to be utilized in a variety of ways;
- the access point off Morray Street may end up being extremely busy, the applicant should consider conducting an in-depth inquiry into transportation and review options for creating one point of access for vehicles off Flinn Court;

- the access point off Flinn Court seems very narrow for two-way traffic, and traffic flow within the complex should be reviewed;
- the applicant should consider increasing the amount of community gathering spaces, enlarging the undersized playground space, and adding community gardens and picnic tables in the communal areas;
- climate mitigation solutions should be outlined in a more detailed way in the design;
- further information should be provided on how stormwater is going to be managed on site;
- the removal of 65 to 69 trees calls for a significant effort of replacement planting;
- the landscape plans should be more detailed, and the applicant should consider hiring a landscape architect;
- the applicant should consider adding more units with three or more bedrooms to the mix;
- the arborist report and bird survey should be reviewed for accuracy;
- the environmental report should be reviewed in light of the information from local naturalists that bat species are present in this area;
- the application is quite considerate of the Development Permit Area's guidelines;
- the plans should provide more detail and reflect the relation to the adjacent area and existing neighbourhood; and
- the applicant should consider conducting a solar study to review shading impacts of the proposed buildings.

ADP21/008

Moved, seconded, and CARRIED

THAT the meeting be extended for up to 30 minutes.

ADP21/009

Moved, seconded, and CARRIED

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

- **further development and resolution of the outdoor play area and social spaces;**
- **further development and resolution of the automobile access to the development,**
- **investigation of options to modify the unit mix to enable more three-bedroom homes,**
- **further development and resolution of the landscaping, particularly the grading, planting, and inclusion of native species,**

- further development and resolution of the architectural finish of the blank north wall, and screening of the on-site electrical equipment, and
- recommendation to undertake more detailed ecological assessment of the site.

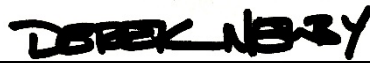
**Referral to the ADP of
Wellbeing Guidelines
for Buildings**

4.2 This item was deferred to the November meeting.

5. Information

6. Adjournment

The Chair adjourned the meeting at 9:08pm.



Derek Newby,
Chair



Esin Gozukara,
Committee Coordinator