



City of Port Moody

Minutes

Advisory Design Panel

Minutes of the meeting of the Advisory Design Panel held on Thursday, January 20, 2022 via Zoom.

Present

Melissa Chaun
Eric Hedekar
Patricia Mace
Hossam Meawad
Callan Morrison (arrived at 7:04pm)
Kate O'Neill
Patrick Schilling
Mike Teed

Absent

Councillor Zoë Royer, Alternate Council Representative
Sam Zacharias – Constable, Port Moody Police Department
(Regrets)

In Attendance

André Boel – City Planner
Esin Gozukara – Committee Coordinator
Councillor Steven Milani, Council Representative
Wesley Woo – Senior Planner

Also In Attendance

Krishan Anand, Applicant, Nugen Projects
Caelan Griffiths, Landscape Architect, PMG Landscape Architects
Ben Leavitt, Creative Director, Plaidfox
Rob Lee, Director, Mara + Natha Architecture

1. Call to Order

Call to Order

- 1.1 The Committee Coordinator called the meeting to order at 7:02pm.

2. Adoption of Minutes

Minutes

- 2.1 ADP22/001
Moved, seconded, and CARRIED
THAT the minutes of the Advisory Design Panel meeting held on Thursday, November 18, 2021 be adopted.

3. Unfinished Business

4. New Business

Committee Orientation

4.1 Presentation: Committee Coordinator

The Committee Coordinator gave an orientation to Panel members. The City Planner reviewed the Panel's consideration criteria for applications, and the Terms of Reference of the Panel. Panel members introduced themselves and provided their backgrounds.

ADP22/002

Moved, seconded, and CARRIED

THAT Hossam Meawad be appointed as Chair and Patrick Schilling be appointed as Vice-Chair of the Advisory Design Panel.

ADP – Rezoning (Stacked Townhouses) – 2222 Clarke Street (Mara + Natha Architecture)

4.2 Report: Community Development Department – Development Planning Division, dated January 13, 2022

Hossam Meawad assumed the role of Presiding Member at this point.

The applicants gave a presentation on the application, including design and branding elements, proposed unit summary, accessible units, design changes, landscaping plan, site plan, building plans, off-street parking, proposed amenity space, tree removal plans, and interior design.

Staff gave a presentation on the application, including location, Official Community Plan (OCP) land use designations, Moody Centre Heritage Conservation Area, site-specific special design guidelines, watercourse, riparian protection and enhancement area, and zoning bylaw.

The applicant responded to questions from the Panel regarding materials used in the exterior, driving inspiration of the exterior look, built-in air conditioning for the units, sound mitigation measures, access to bike parking from the parkade, location of the bike storage, stormwater management plan, tree removal plans, access to the units, irrigation plans, and weather protection for the stairs and elevator.

The Panel members noted the following in discussion:

- the underground parkade is a positive feature;
- units are well-distributed between the two buildings;

- the Clarke Street elevation requires more articulation;
- the applicant should consider introducing more colour variation or using different materials;
- this application does not differ significantly from the previously submitted one for this site;
- more windows could be added to the main levels of both buildings;
- typology is a good first-step for the neighbourhood, and if it is successfully applied, it could be replicated in other areas;
- the addition of the private decks is a positive feature;
- the outdoor common space could be increased as it appears to be crowded;
- the balconies of Building 1 could be repositioned to prevent them hanging over the outdoor common space;
- the usage of vinyl windows may not be a good choice;
- given the proximity to the railroad tracks, acoustic studies should be completed, and sound mitigation measures should be introduced;
- cross ventilation may not be adequate for the units, and the applicant should consider adding air conditioning features;
- the Clarke Street side of the buildings could be activated;
- the stacked townhouse concept, accessible units, and units with dens are appealing features of the project;
- elevator maintenance could be costly for the future residents;
- the courtyard, BBQ, and stairs could create hazardous conditions for children;
- it appears unlikely for this project to provide five to ten jobs in the community;
- the number of units could be reduced to provide less footprint on the ground level and create more greenspace;
- the Sustainability Report Card for the project should be reviewed;
- a good use of native plants is encouraged to add wildlife value; and
- the applicant should consider retaining the existing trees on site, and reconfiguring north-east corner.

ADP22/003

Moved, seconded, and CARRIED

THAT the meeting be extended for up to 30 minutes.

ADP22/004

Moved, seconded, and CARRIED

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

- resolution of the material selection and colours;
- consideration of articulation of the frontage;
- compliance with any acoustical requirements;
- addition of cooling in each unit;
- addition of windows on the sides of the main level; and
- exploration of the tree retention opportunities.

(Voting against: Melissa Chaun, Eric Hedekar, and Patricia Mace)

5. Information

6. Adjournment

The Chair adjourned the meeting at 9:04pm.

Hossam Meawad,
Chair

Esin Gozukara,
Committee Coordinator