



# City of Port Moody

## Minutes

### Advisory Design Panel

Minutes of the meeting of the Advisory Design Panel held on Thursday, May 19, 2022 via Zoom.

#### **Present**

Patrick Schilling – Vice-Chair  
Tim Barton  
Melissa Chaun  
Marilyn Meden  
Kate O'Neill  
Mike Teed

#### **Absent**

Hossam Meawad – Chair (Regrets)  
Eric Hedekar (Regrets)  
Patricia Mace (Regrets)  
Councillor Steven Milani, Council Representative  
Callan Morrison (Regrets)  
Sam Zacharias – Constable, Port Moody Police Department

#### **In Attendance**

Esin Gozukara – Committee Coordinator  
Councillor Zoë Royer, Alternate Council Representative  
Kate Zanon – General Manager of Community Development

#### **Also In Attendance**

Matthew Wood, Principal, Acton Ostry Architects  
Derek Lee, Principal, PWL Partnership  
Matthew McClenaghan, Senior Vice President, Development,  
Edgar Development

#### **1. Call to Order**

---

#### **Call to Order**

- 1.1 The Vice-Chair called the meeting to order at 7:05pm.

#### ADP22/005

Moved, seconded, and CARRIED

**THAT Documents for Review and Sharing Contact Information be added to the agenda as items 4.3 and 4.4.**

**Minutes**

2. Adoption of Minutes

---

2.1 ADP22/006

Moved, seconded, and CARRIED

**THAT the minutes of the Advisory Design Panel meeting held on Thursday, January 20, 2022 be adopted.**

3. Unfinished Business

---

4. New Business

---

The agenda was reordered to address item 4.2 at this point.

**ADP – Development Permit (Six-Storey Residential – Phase 3) – 1142 Cecile Drive (Acton Ostry Architects)**

4.2 Report: Community Development Department – Development Planning Division, dated May 5, 2022

Staff gave a presentation on the application, including information about location, OCP Land Use Designations, Zoning Bylaw, Key Features of Phase 2, Key Features of Phase 3, and the content of the Panel's review.

The applicants gave a presentation on the application, including information about the following topics:

- site;
- location;
- project phases;
- policy compliance;
- environmental protection measures;
- public art plan;
- rainwater management;
- architectural character;
- landscape plan;
- multi-use path and bike route;
- traffic demand management plans;
- sustainability; and
- information specific to Phase 3, including information about alignment with bylaws and agreements, design rationale, Angela Drive and Cecile Drive intersection, parks, shadow analysis, site plan, parkade plans, building plans, site sections, elevations, landscape plan, and landscape sections.

The applicant responded to questions from the Panel about the following topics:

- electrical vehicle charging stations;

- size of commercial space;
- possibility of connecting the retail space with the park;
- usage of roof space for amenities or landscaping;
- noise management;
- outdoor area privacy for the future daycare;
- accessibility measures;
- areas for rest and pause within the trail system;
- edible garden;
- planting palette;
- composting;
- soil environment;
- sustainability;
- water feature;
- transportation;
- space for the public art installation;
- Angela and Cecile Drive intersection traffic measures;
- possible loading bay and parkade entrance alignment;
- bike access to retail space;
- bus stops;
- strata management;
- transportation demand balance;
- rainwater harvesting;
- rain gardens;
- heat mitigation measures;
- mass timber usage; and
- other materials planned to be used.

The Panel members noted the following in discussion:

- the design of the building could be improved, and further articulation could be considered;
- different colours or materials could be introduced;
- the east wall of the west building appears to be quite big, even with a possible public art installation, and the placement of the trees in that area could prevent the art from being visible;
- the Multi-Use Path concept connecting all the phases, extensive amenities, water and sports features, children play areas, and park are positive features;
- the applicant should consider adding more three bedroom units;
- native plants should be used as much as possible to prevent the disruption caused by non-native species;
- adherence to the design guidelines is positive;
- it is important that landscape not be compromised in the long-term;
- the active frontages are exciting and welcoming;
- the project will make a great addition to the community;

- the commercial space, a future grocery store in particular, will make the community more walkable as the phases are being completed;
- the applicant should consider a green roof top to attract pollinators and birds, capture more rainwater, and help mitigate the heat island effect;
- consolidation of the loading bays and parkade entrance to reduce the demand of crossing the sidewalk could be considered;
- the applicant should consider more animation on the daycare space; and
- park space is animated and active.

ADP22/007

Moved, seconded, and CARRIED

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

- **consolidation of parkade and loading access at northwest corner of site;**
- **exploration of different animations (materials, articulations, etc.) of the blank wall on the east podium elevation of the west building;**
- **presentation of information regarding bike lanes, bus stops, and overall traffic management as it becomes available for the future phases;**
- **further development and resolution for massing by exploring articulations, materials, and colours;**
- **animation of highest rooftops, excluding the podium roof; and**
- **usage of more native species in the landscape design when possible.**

ADP22/008

Moved, seconded, and CARRIED

**THAT the meeting be extended for up to 30 minutes.**

The Alternate Council Representative left the meeting at this point and did not return.

The agenda order was resumed at this point

**ADP – Development Permit (Six-Storey Residential – Phase 2) – 1142 Cecile Drive (Acton Ostry Architects)**

4.1 Report: Community Development Department – Development Planning Division, dated May 5, 2022

The applicants gave a presentation on the application, including information about the following topics:

- alignment with bylaws and agreements;
- design rationale;

- Cecile Drive and Angela Drive intersection;
- shadow analysis;
- site plan;
- parkade plans;
- floor plans;
- site sections;
- elevations;
- landscape plan; and
- landscape sections.

The applicant responded to questions from the Panel regarding the following topics:

- electrical vehicle charging stations;
- access to the roof terraces;
- noise management;
- traffic measures;
- indoor amenities;
- rainwater harvesting;
- roof drainage;
- stormwater infiltration;
- Sustainability Report Card;
- fences;
- solar panels;
- loading bays;
- parkade;
- multi-use path along Angela Drive and Cecile Drive;
- privacy of the courtyard; and
- materials planned to be used.

ADP22/009

Moved, seconded, and CARRIED

**THAT the meeting be extended for up to 20 minutes.**

The Panel members noted the following in discussion:

- the building design, colour scheme, materials planned to be used, amenities, courtyard, and co-working spaces are positive features;
- e-bike and car sharing will be well utilized;
- maximizing soil and water demands for the project in general is important;
- usage of native plants is positive;
- the consideration of stormwater management and addition of raingardens are positive;
- continuous balconies will provide a good level of shade during the summer months;
- configuration of the buildings will allow for residents' enjoyment of the views; and

- consideration should be given to the privacy of the courtyard and the design of breezeways.

ADP22/010

Moved, seconded, and CARRIED

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

- use of pollinator plants and native species in landscape design;
- submission of filled out Sustainability Report Card;
- increase of size, width, and accessibility of breezeways; and
- increase of privacy of courtyard using landscape elements.

**Documents for Review**

4.3 This item was not addressed.

**Sharing Contact Information**

4.4 This item was not addressed.

5. Information

---

6. Adjournment

---

The Vice-Chair adjourned the meeting at 9:45pm.




---

Patrick Schilling,  
Vice-Chair




---

Esin Gozukara,  
Committee Coordinator