



City of Port Moody

Minutes

Advisory Design Panel

Minutes of the meeting of the Advisory Design Panel held on Thursday, June 16, 2022 via Zoom.

Present

Patrick Schilling – Vice-Chair
Tim Barton
Melissa Chaun
Eric Hedekar
Patricia Mace
Marilyn Meden
Callan Morrison
Mike Teed

Absent

Hossam Meawad – Chair (Regrets)
Councillor Steven Milani, Council Representative
Kate O'Neill (Regrets)
Councillor Zoë Royer, Alternate Council Representative
Sam Zacharias – Constable, Port Moody Police Department

In Attendance

Esin Gozukara – Committee Coordinator
Kevin Jones – Senior Planner
Wesley Woo – Senior Planner

Also In Attendance

Ruchir Dhall, Principal, Architecture Panel Inc.
Stefan Larose, Project Manager, Ankenman Marchand Architects

1. Call to Order

Call to Order

- 1.1 The Vice-Chair called the meeting to order at 7:08pm.

ADP22/011

Moved, seconded, and CARRIED

THAT Rescheduling July 2022 Advisory Design Panel Meeting be added to the agenda as item 4.2.

ADP22/012

Moved, seconded, and CARRIED

THAT the agenda be reordered to address item 4.1 first.

2. Adoption of Minutes

Minutes

2.1 ADP22/013

Moved, seconded, and CARRIED

THAT the minutes of the Advisory Design Panel meeting held on Thursday, May 19, 2022 be adopted.

The agenda order was varied at this point to address item 4.1.

4. New Business

ADP – Rezoning (Stacked Townhouses) – 2901-2909 St. George Street (City Link Development)

4.1 Report: Community Development Department – Development Planning Division, dated May 26, 2022

Staff gave a presentation on the application, including information about location, Official Community Plan (OCP) Land Use Designations, Zoning Bylaw, key features of the proposal and proposed zoning, interior view, St. George Street elevation, cross-section, site plan, and items for further review.

The applicants gave a presentation on the application, including information about the following topics: project overview, Moody Centre neighborhood plan, site plan, massing, entrances, edges, underground parking, unit mix, unit types, courtyard, missing middle housing, Hugh Street elevation, St. George Street elevation, architectural materials, landscape plans, and planting details.

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

- storage units;
- sprinklers for storage units;
- accessibility;
- shadow analysis;
- tree retention;
- invasive plants to be removed;
- salvage planting;
- selection of trees to be planted;
- increase in canopy cover;
- possibility of installing a metal roof;
- gutters;
- materials to be used;
- elevator;
- trellis;
- street scape upgrades;
- utility poles along St. George Street and Hope Street;
- mailboxes;
- possibility of lower units' patios facing the street;

- set-back requirements;
- location, design specifics, and steepness of the parkade ramp;
- public art;
- streetscape furniture;
- type of affordable rental housing;
- sound isolation;
- unit mix;
- provision of family sized units;
- neighbourhood character and composition; and
- sizing and number of units.

The Panel members noted the following in discussion:

- further consideration should be given to accessibility, and units and common areas should be accessible;
- a separate storage space for each unit should be provided;
- planting palette, pollinator friendly ground cover, and planned use of hybrid native plants are positive;
- the applicant should consider using a metal roof;
- each plant should be reviewed for adaptability to light conditions, and adequate soil volume for trees and shrubs should be provided;
- creating patios around the perimeter of the building could be considered;
- the applicant should collaborate with the City on the streetscape design to provide appropriate trees, raingardens, and bioswales;
- flexibility for the setback requirement could be discussed with the City;
- tree retention options should be explored;
- the parkade ramp and sidewalk design should be reviewed to ensure driver and pedestrian visibility;
- a different layout to connect with Chip Kerr Park could be considered;
- providing more parking stalls than required appears to be an odd choice considering the proximity to transit options, and the number of stalls could be reduced to make space for other amenities;
- the number of three-bedroom units should be increased considering that this is a neighbourhood where larger families tend to live, and they need the space;
- the vehicle entrance should remain on the north side, on St. George Street, to prevent an increased volume of traffic near Chip Kerr Park;
- the lack of public art planning is concerning, and exterior features are not thought provoking or conceptual;

- the current plan does not provide enough living space for future occupants;
- the unit mix should be reviewed to include more family sized units;
- the applicant should consider adding a play space;
- maintenance of single-family character of the neighborhood is positive;
- the number of townhomes should be increased, as considerable number of one and two-bedroom units are available in the area; and
- the courtyard design should be reviewed as it appears too busy with amenities and could be reconsidered as a gathering place for residents.

ADP22/014

Moved, seconded, and CARRIED

THAT the meeting be extended for up to 15 minutes.

ADP22/015

Moved, seconded, and DEFEATED

THAT the Rezoning (Stacked Townhouses) – 2901-2909 St. George Street (City Link Development) proposal not be endorsed as presented.

(Voting against: Tim Barton, Callan Morrison, Patrick Schilling, and Mike Teed)

ADP22/016

Moved and seconded

THAT the Rezoning (Stacked Townhouses) – 2901-2909 St. George Street (City Link Development) proposal be endorsed subject to the applicant addressing the following specific items;

- addition of storage outside of units in parkade by reducing parking stalls;
- inclusion of sprinklers in the storage spaces below the courtyard spine;
- study possibility of retaining some of the trees at the centre of the south side of the site;
- consider using lighter material treatment at/in the interior courtyard to improve darker areas at stairs and overhangs;
- review selection of new street tree species to ensure conflict with existing power lines is minimized or avoided;
- study possibility of providing additional tree species along Hugh Street to provide more shading;
- ensure proper coordination between existing street equipment and new landscaping;

- confirm location of mailbox to ensure location works well with pedestrian flow;
- explore relocation of patios at grade from courtyard to exterior of building to animate the street fronts, eliminate lawn, and expand planting beds;
- collaborate with the City to improve proposed streetscape (street trees, bioswales, curbs, let downs, visibility for drivers);
- explore relocation of ramp off Hope Street instead of St. George Street;
- confirm transition between parkade ramp and sidewalk at St. George Street is acceptable;
- clarify public art component on project;
- study improving accessibility for the ground units, look at introduction of ramps if possible;
- addition of pollinator and bird friendly plants in the courtyard;
- review proposed plants to ensure appropriateness for light exposure, soil volume, and mature size;
- flexibility of setbacks to determine if some existing trees can be retained if setbacks are increased;
- reduce linearity of landscape to create more diversity, explore connection with adjacent park;
- explore reduction of parking stall to provide additional amenity spaces;
- revise unit mix that proposes increasing three-bedroom units and larger two-bedroom units, with a reduction of one-bedroom units if required;
- explore possibility of increasing the size of the courtyard by reducing the street setbacks and improving quality of spaces within courtyard;
- feasibility of metal roof versus proposed asphalt roofing; and
- confirm adequate sizing of gutters.

ADP22/017

Moved, seconded, and DEFEATED

THAT the meeting be extended for up to 30 minutes.

(Voting against: Marilyn Meden)

The meeting was automatically adjourned at 9:15pm.

3. Unfinished Business

Documents for Review

3.1 This item was not addressed.

Sharing Contact Information

3.2 This item was not addressed.

**Rescheduling July
2022 Advisory
Design Panel Meeting**

4. New Business

4.2 This item was not addressed.

5. Information

6. Adjournment

This meeting was automatically adjourned at 9:15pm.



Patrick Schilling,
Vice-Chair



Esin Gozukara,
Committee Coordinator