



City of Port Moody

Minutes

Advisory Design Panel

Minutes of the meeting of the Advisory Design Panel held on Thursday, July 14, 2022 via Zoom.

Present

Patrick Schilling – Vice-Chair
Melissa Chaun
Eric Hedekar
Marilyn Meden
Callan Morrison
Kate O'Neill
Mike Teed

Absent

Tim Barton (Regrets)
Patricia Mace (Regrets)
Hossam Meawad – Chair (Regrets)
Councillor Steven Milani, Council Representative
Councillor Zoë Royer, Alternate Council Representative
Sam Zacharias – Constable, Port Moody Police Department

In Attendance

Esin Gozukara – Committee Coordinator
Wesley Woo – Senior Planner

Also In Attendance

Bronwyn Austin, BCSLA Intern, Station One Architects
Greg Bryne, Senior Associate, Station One Architects
Ivano Cecchini, Executive Director, Facilities and Planning Services, School District 43
Justin Dyck, Partner and Architect AIBC, Station One Architects
Devon Ross, Principal, Facilities Initiatives, School District 43

1. Call to Order

Call to Order

- 1.1 The Vice-Chair called the meeting to order at 7:03pm.

2. Adoption of Minutes

Minutes

- 2.1 ADP22/018
Moved, seconded, and CARRIED
THAT the minutes of the Advisory Design Panel meeting held on Thursday, June 16, 2022 be adopted.

3. Unfinished Business

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

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

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.

ADP22/019

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by removing the 11th bullet “explore relocation of ramp off Hope Street instead of St. George Street;”.

The question on the main motion (ADP22/016) as amended (by ADP22/019) was put to a vote; the following motion was CARRIED:

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, and visibility for drivers);
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- 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.

4. New Business

**Development Permit
– Moody Elementary
School – 110 Buller
Street (Station One
Architects on behalf
of School District 43)**

4.1 Report: Community Development Department – Development Planning Division, dated June 29, 2022

Staff gave a presentation on the application, including information about location, Official Community Plan (OCP) Land Use Designations, Zoning Bylaw, proposal, street elevations, and aerial view.

The applicants gave a presentation on the application, including information about childcare facility, community amenities, rooftop play area, location, neighbourhood, drop-off spaces, parking lot, access points, play areas and fields, accessibility, interior and exterior features, and materials.

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

- accessibility;
- facilities to be shared by both schools;
- LEED certification;
- possibility of increased traffic on Buller Street;
- capacities of existing and proposed schools and projected future growth in the area;
- a stage or a performance space;
- parking lot;
- rainwater harvesting;
- electric vehicle (EV) charging stations;
- ways to incorporate indigenous learning principles;
- public art;
- asphalt areas;
- bioswale and integrated stormwater features;
- catch basins;
- tree species selected for planting on site;
- relocation of existing trees;
- bike racks;
- improvements for the corner of St. Johns Street and Buller Street;
- copper panelling;
- user groups for the multi-purpose room;
- flex areas;
- tree preservation plan;
- temporary erosion system;
- arborist report; and
- environmentally sensitive area (ESA) borders.

The Panel members noted the following in discussion:

- sound mitigation measures should be considered;
- flex areas are well designed;
- more bike racks could be added;
- the use of a variety of building materials and colours is positive;
- gymnasium wall could be activated;
- electric infrastructure is positive;
- design features are exciting;
- serious consideration should be given to preserving the mature trees;

- rainwater harvesting options should be explored;
- adding a stage to the gymnasium could be considered;
- the capacity does not appear to be in line with potential future growth in the area;
- addition of solar panels is positive;
- interactive play features could be added;
- public art elements could be made publicly visible;
- nature focused learning areas could be incorporated;
- a left turn signal could be added to the St. Johns Street and Buller Street intersection;
- exterior articulation and incorporation of multiple outdoor covered spaces are positive;
- informal seating throughout the yard could be added;
- larger tree species could be better suited for the parking lot, and the applicant should consult with the City regarding the suitable trees to be planted;
- tree species that can provide shade should be planted;
- use of different materiality for daycare area is positive; and
- massing is well done.

ADP22/020

Moved, seconded, and CARRIED

THAT the meeting be extended for up to 15 minutes.

ADP22/021

Moved, seconded, and CARRIED

THAT the Development Permit – Moody Elementary School – 110 Buller Street (Station One Architects on behalf of School District 43) proposal be endorsed subject to the applicant addressing the following specific items:

- **explore addition of a performance space at or around the gym and relocation of multi-purpose room to be adjacent the gym;**
- **revise proposed trees in the parking area to use trees with larger canopies to increase shading of the parking area;**
- **confirm where the existing large oak tree will be relocated on the property;**
- **investigate retention of the two western red cedars along St. Johns Street, and obtain comments from the applicant team and the City's Arborist;**
- **investigate incorporation of rainwater capture from roof to ground through the building as an educational and artistic feature;**
- **investigate some decorative lighting for the feature corner of the school (St. Johns and Buller Streets);**

- **investigate interactive public art along the property lines;**
- **investigate using varying grasses and plants instead of turf throughout, and create exterior learning areas, if possible;**
- **incorporate informal seating to create social spaces on throughout exterior spaces, if possible;**
- **incorporate larger street trees along Buller Street; and**
- **consider addition of trees in other areas to provide shading to the different play areas, including the sloped area.**

5. Information

6. Adjournment

This Vice-Chair adjourned the meeting at 9:02pm.

Patrick Schilling,
Vice-Chair

Esin Gozukara,
Committee Coordinator