



# City of Port Moody

## Minutes

### Advisory Design Panel

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

#### **Present**

Patrick Schilling – Vice-Chair  
Tim Barton  
Melissa Chaun (arrived at 7:08pm)  
Eric Hedekar  
Marilyn Meden  
Callan Morrison  
Mike Teed

#### **Absent**

Councillor Steven Milani, Council Representative  
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**

Isaac Beall, Senior Director, Development, Anthem Properties Group  
Derek Fleming, Associate Principal, Acton Ostry Architects Inc.  
Michael Patterson, Principal, Landscape Architect, Perry and Associates  
Shamus Sachs, Partner, Architect, Integra Architecture Inc.  
Jason Wegman, Principal, PWL Partnership  
Kevin Welsh, Associate, Integral Group

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#### 1. Call to Order

#### **Call to Order**

1.1 The Vice-Chair called the meeting to order at 7:02pm.

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#### 2. Adoption of Minutes

#### **Minutes**

2.1 ADP22/022  
Moved, seconded, and CARRIED  
**THAT the minutes of the Advisory Design Panel meeting held on Thursday, July 14, 2022 be adopted.**

### 3. Unfinished Business

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### 4. New Business

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**Mixed-Use Project –  
3121-3127 St. Johns  
Street and 110-118  
James Road (Anthem  
LMV Tri-Cities  
Holdings LP)**

4.1 Report: Community Development Department – Development Planning Division, dated September 8, 2022

Staff gave a presentation on the application, including information about location, Official Community Plan (OCP) Land Use and Zoning Designations, proposal, site plan, St. Johns Street elevation, James Road courtyard elevation, Moray Place elevation, and courtyard view.

The applicants gave a presentation on the application, including information about project summary, OCP, site context plan, site context, proposal overview, parkade plan, ground floor plan, typical floor plan, building section, context elevations, St. Johns Street Lobby view and elevation, James Road elevation, Moray Place elevation, courtyard view, material board, shadow study, landscape plan, landscape section, and landscape precedent images.

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

- adaptable unit definition;
- width of sidewalks and walkways;
- root barriers for trees;
- bedroom orientation considering the high temperatures during summer months;
- future road connection through James Road;
- parkade entry;
- amenity spaces;
- bike repair facilities;
- roof;
- stormwater detention and filtration;
- tree retention; and
- commercial and visitor parking.

The Panel members noted the following in discussion:

- various unit sizes offered in the project;
- native plants should be used to the extent that it is possible;
- the sidewalk width along the James Road frontage is adequate;
- some of the massing could have been shifted;

- commercial space appears to be insufficient for the area, and more consideration could have been given to job creation;
- design treatment for commercial space could have been carried to the west side;
- if feasible, entrance ramp should be moved to Moray Place;
- further consideration should be given to arts and artistic elements of the design;
- on-site playground could be redesigned as there are school playgrounds nearby;
- installation of a food garden could be explored;
- native, habitat supporting, low maintenance, and drought tolerant plants could be considered;
- planting choices for shady areas should be re-evaluated;
- more consideration should be given to storm water infiltration;
- opportunities for tree retention to be explored;
- any parking reduction might have an overflow effect on the street;
- car share component is positive;
- parking spaces for visitors of the businesses should not be reduced; and
- massing and materials are positive.

ADP22/023

Moved, seconded, and CARRIED

**THAT the proposed Mixed-Use Project – 3121-3127**

**St. Johns Street and 110-118 James Road (Anthem LMV**

**Tri-Cities Holdings LP) be endorsed subject to the applicant addressing the following items:**

- **explore implementation and incorporation of green roofs to increase permeability;**
- **review plant list to incorporate more native plants;**
- **if non-native plants are to be used, pollinator-friendly and drought tolerant plants with wildlife habitat value could be considered;**
- **study possibility of relocating vehicular ramp further south to avoid courtyard pedestrian traffic having to cross the access ramp;**
- **revisit incorporation of arts and culture components to the project, and explore creating art spaces within the courtyard in lieu of playground;**
- **investigate increasing commercial and cultural space mix;**
- **study additional options for stormwater retention and management; and**

- **revisit retention of existing street trees with the City.**

**ADP — Development Permit (Six-Storey Residential - Phase 1) — 300 Angela Drive (Acton Ostry Architects)**

4.2 Report: Community Development Department – Development Planning Division, dated October 11, 2022

Staff gave a presentation on the application, including information about location, OCP Land Use Designations, zoning designations, proposal, site plan, Angela Drive elevation, east courtyard north view, and west courtyard south view.

The applicants gave a presentation on the application, including information about the design team, woodland park master plan, phases of the development, development permit application, neighbourhoods, siting and orientation, building massing, The Creek, open space, Environmentally Sensitive Area (ESA) protection, public art, rainwater management, architectural character, landscape, traffic demand management plan, sustainability, stormwater retention, alignment with Bylaws and Agreements, design rationale, shadow analysis, site plan, parkade plans, floor plans, site sections, materials, elevations landscape plan, plant selection, play structure, rainwater management, landscape sections, parkade entry, and energy usage.

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

- number of accessible units;
- width of the Multi-Use Trail;
- type of timber to be used;
- balconies;
- rainwater capturing;
- certifications;
- on-site composting;
- unbundled parking;
- design language retainment;
- public art allocation;
- tree replacement ratio;
- roof;
- covered outdoor spaces; and
- shade structures.

The Panel members noted the following in discussion:

- the project appears to be amenable to peoples' lifestyles, and it is an exciting project;
- some plants in the list could be reconsidered;
- plants that have wildlife value and native species should be explored;
- connection to the school should be investigated;

- curb could be pulled out at the driveway to separate parking pockets;
- multi-use paths are not desirable, cyclists and pedestrians should be separated for their safety;
- overall aesthetics and art and cultural aspects are positive;
- carrying the heritage over from the current side could be explored;
- sides of the buildings that face Angela Drive appear to be ideal for a mural;
- proposed clean-up and restoration of the ESA is positive;
- addition of the balconies is positive; and
- it is exciting to see high quality design for rental properties.

ADP22/024

Moved, seconded, and CARRIED

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

ADP22/025

Moved, seconded, and CARRIED

**THAT the proposed Development Permit (Six-Storey Residential – Phase 1) – 300 Angela Drive (Acton Ostry Architects) be endorsed subject to the applicant addressing the following specific items:**

- **explore integration of on-site composting and mulching at operation phase with BC Housing;**
- **investigate replacement of borderline invasive species with non-invasive species;**
- **explore replacement of proposed shrubs that integrate pollinator and wildlife habitat value plants;**
- **investigate pedestrian connections to neighbouring school;**
- **explore increasing site lines and narrowing road to access ramp (bulge the street curb); and**
- **determine if a historical reference to the past of the site can be incorporated into this project.**

## 5. Information

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6. Adjournment

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The Vice-Chair adjourned the meeting at 9:27pm.



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Patrick Schilling,  
Vice-Chair



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Esin Gozukara,  
Committee Coordinator