



# City of Port Moody

## Minutes

### Advisory Design Panel

Minutes of the meeting of the Advisory Design Panel held on Thursday, November 17, 2022 via Zoom.

**Present**

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

**Absent**

Sam Zacharias – Constable, Port Moody Police Department

**In Attendance**

Esin Gozukara – Committee Coordinator  
Kevin Jones – Senior Planner  
Andrei Pop – Development Planner

**Also In Attendance**

Hesam Deihimi, Placemaker Communities, Co-founder and CEO  
Mike Enns, Principal, Loci Design  
Danson Fong, Lead Design Technician, City State Consulting  
Leyli Jajali, Project Manager, Mara + Natha Architecture LTD  
Rob Lee, Project (AIBC) Architect – Principal Director, Mara + Natha Architecture LTD  
Donald Luxton, Owner, Donald Luxton and Associates  
Gaetan Royer, CEO and Principal, City State Consulting  
Joey Stevens, Principal, GBL Architects  
Carola Thompson, Senior Planner, City State Consulting

1. Call to Order

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**Call to Order**

1.1 The Vice-Chair called the meeting to order at 7:07pm.

2. Adoption of Minutes

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**Minutes**

2.1 ADP22/026  
Moved, seconded, and CARRIED  
**THAT the minutes of the Advisory Design Panel meeting held on Thursday, October 20, 2022 be adopted.**

### 3. Unfinished Business

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### 4. New Business

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**ADP – OCP  
Amendment,  
Development Permit,  
and Heritage  
Revitalization  
Agreement - 2400  
Block Clarke Street**

4.1 Report: Community Development Department – Development Planning Division, dated November 10, 2022

Staff gave a presentation on the application, including information about location, Official Community Plan (OCP) Land Use Designations, Zoning Designations, proposal, site plan, key considerations, Clarke Street and Queens Street view, Queens Street and Spring Street view, and Mews from Clarke Street.

The applicants gave a presentation on the application, including information about site context, transition zone, heritage analysis, neighbourhood character, development principles, site principles, site plan, underground parking, rental building section, character, building width, roof line, false front parapet, bay windows, colour palette, materials, landscape design, and landscape plans.

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

- sustainability report card;
- use of soil cell;
- tree lighting;
- outdoor amenity space;
- elements that could be incorporated from the heritage building;
- pedestrian access through mews;
- public art space;
- tree management plan;
- tree retention;
- sidewalk design;
- future plans for Queens Street Plaza;
- location of loading bays;
- elevator access;
- shadow analysis; and
- interpretation of heritage.

The Panel members noted the following in discussion:

- use of Spring Street as a walking street is positive;
- backless benches could be difficult for seniors to use;
- attention should be paid to root heaves;
- where possible, green roofs could be used;

- planting palette including native plants and cultivars is positive;
- Douglas Maple could be considered in lieu of non-native maples;
- some of the cultivars do not offer wildlife value;
- live-work units would be useful for artists, and rental units are much needed;
- various sizes of commercial units could help build a strong community;
- inspirations from heritage elements could be more overt;
- outdoor amenity spaces offering additional connection to the street is positive;
- applicant should work with the City for sidewalk materiality, alignment, and function;
- provision of a continuous urban tree canopy and choices of street trees are well suited;
- cooperation with the City regarding Queens Street Plaza should be considered;
- Douglas Fir could be substituted with another species;
- native shrubs and pollinator species could be introduced;
- applicant and the City should work together on a vision for Queens Street Plaza;
- mews walkway could be widened, and north end of the mews could be articulated differently from the sidewalk;
- curb could be bumped to draw people into the mews;
- location of loading bays appears to be problematic and incompatible with mews and amenities;
- applicant could consider relating the western building with the Plaza; and
- to showcase the heritage building, creating more separation with the project could be considered.

ADP22/027

Moved, seconded, and CARRIED

**THAT the proposed project OCP Amendment, Development Permit and Heritage Revitalization Agreement – 2400 Block Clarke Street (Kyle and Clarke Holdings Ltd.) be endorsed subject to the applicant addressing the following items:**

- **explore possibility of incorporating green roofs;**
- **study addition of root barriers between tree wells and sidewalks to prevent root heaving as well as the possibility to add soil cells to encourage healthy growth of trees;**
- **review design of public sidewalks to determine if current width could be increased;**
- **explore opportunities to incorporate active cooling to complement passive cooling;**

- review plant selection at pathways to use more pedestrian friendly, and explore alternative plants in lieu of the grass that will thrive in these locations;
- consider Spring Street sidewalk continuous at the driveway, with scoring to indicate the driveway crossing;
- review proposed street tree species with City staff;
- review the design of the play area to increase play value with playful elements that are not necessarily play equipment;
- consider providing hose bibs for hand-watering garden plots;
- consider including irrigation for the healthy establishment of plants; and
- explore possibility of adding art installation along street.

Mr. Deihimi, Mr. Enns, Mr. Luxton, and Mr. Stevens left the meeting at this point and did not return.

**ADP – Rezoning –  
2804-2806 St. George  
Street**

4.2 Report: Community Development Department – Development Planning Division, dated November 10, 2022

Staff gave a presentation on the application, including information about location, OCP land use designations, zoning designations, proposal, site plan, key considerations, neighbourhood context, and amenity space.

The applicants gave a presentation on the application, including information about site context, site plan, pedestrian and vehicle access, unit mix and bedrooms, staff comments, variances, comparisons, project statistics, DPA (Development Permit Area) guidelines, heritage elements, outdoor space, and floor plans.

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

- permeable surfaces and materials used;
- width of walkways;
- root heaves;
- use of rain barrels;
- irrigation for the gardens;
- utilization of natural insulation products;
- active cooling plans;
- heating methodologies;
- stormwater retention and runoff; and
- grading plan.

The Panel members noted the following in discussion:

- applicant could consider installing green roofs to be maintained by the residents;
- dividers between trees and sidewalks could be installed;
- walkways could be widened;
- planting palette is positive, and soil cell technology could be explored;
- architectural style is fitting with the neighbourhood;
- addition of a public art piece could be considered;
- incorporation of community gardens is positive;
- tandem garages allow for a workspace to be set up and artists could use that;
- passive cooling could be insufficient, and baseboard heating could be inefficient, therefore alternative methods could be explored;
- use of rain barrels is positive;
- City staff could be consulted regarding the proposed tree species;
- shade tolerant plants could be considered;
- play space area appears to have relatively small play value, and could be redesigned in a way that doesn't require fall zones;
- draught tolerant plants would still require supplementary irrigation at the initial stages, therefore some irrigation needs to be installed;
- balconies may not receive enough sunlight;
- project fits well with the neighbourhood;
- massing and use of space are positive; and
- sidewalk could be continuous.

ADP22/028

Moved, seconded, and CARRIED

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

ADP22/029

Moved, seconded, and CARRIED

**THAT the meeting to be extended for up to 15 minutes.**

ADP22/030

Moved, seconded, and CARRIED

**THAT the proposed project ADP – Rezoning – 2804-2806 St. George Street be endorsed subject to the applicant addressing the following specific items:**

- **explore possibility of adding active cooling elements and providing additional passive cooling elements;**

- **explore increasing widths of walkways on site to facilitate walkers/strollers passing each other when coming from opposite directions;**
- **review proposed street tree species with City;**
- **replace proposed plants at walkways on site to avoid species that could scratch pedestrians;**
- **consider adding a hose bib or two at the community gardens to supplement the rain barrels during the late summer months;**
- **study possibility of modifying the geometry of the drive aisle as it connects to St. Andrews Street to prioritize pedestrians' safety by forcing vehicles to slow down before turning onto the street; and**
- **determine if number of units along St. George Street could be reduced by one to create wider units in this part of the project.**

5. Information

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6. Adjournment

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The Vice-Chair adjourned the meeting at 9:38pm.

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Patrick Schilling,  
Vice-Chair

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Esin Gozukara,  
Committee Coordinator