



City of Port Moody

Minutes

Advisory Design Panel

Minutes of the meeting of the Advisory Design Panel held on Thursday, July 27, 2023, via Zoom.

Present

Patrick Schilling – Chair
Tim Barton
Melissa Chaun
Eric Hedekar (left at 8:43pm)
Song (Steve) Peng
Mike Teed

Absent

Marilyn Meden (Regrets)
Mark Rosen (Regrets)

In Attendance

Adam Shroff – Legislative Services Coordinator
Wesley Woo – Senior Planner

Also In Attendance

Rob Lee, Director, Mara + Natha Architecture
Caelan Griffiths, Landscape Architect
Aidan Shirley, Planner, CityState Consulting

1. Call to Order

The Chair called the meeting to order at 7:00pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of Agenda

Agenda

- 3.1 ADP23/007
Moved, seconded, and CARRIED
THAT the agenda of the July 27, 2023, Advisory Design Panel be adopted as circulated.

4. Adoption of Minutes

Minutes

4.1 ADP23/008

Moved, seconded, and CARRIED

THAT the minutes of the Advisory Design Panel meeting held on Thursday, June 22, 2023, be adopted.

5. Unfinished Business

(Mixed-Use DP) – 2524-2528 St. Johns Street (CityState Consulting)

5.1 Presentation: Development Planning Division Presentation: Mara + Natha Architecture and CityState Consulting

Staff gave a presentation entitled “2524-2528 St. Johns Street” and referred to slides contained in the on-table package.

The applicant representatives, Rob Lee, Caelan Griffiths, and Aidan Shirley, gave a presentation entitled “2524-2528 St. Johns Street, Port Moody – 6-Storey Mixed-Use Development” and referred to slides contained in the on-table package.

Staff responded to questions from the Panel about rain gardens.

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

- the inclusion of the drive-through A&W business;
- the alignment of the driveways to the building face in the landscape plans;
- streetscape dimensions on St. Johns Street;
- electric vehicle charging;
- affordability;
- density;
- tree planting;
- development plans for the site North of the development;
- proposed employment opportunities;
- biodiversity enhancements;
- bird-friendly design;
- rooftop solar panels;
- rainwater capture;
- use of mass timber;
- shadow studies; and
- passive cooling and air conditioning.

The Panel members noted the following in discussion:

- the use of majority native plants is a positive;
- the drive-through contradicts the City’s walkability goals;

- the streetscape designs may require more consideration including the dimensions on St. Johns Street;
- the dimensions of the parking ramp are restrictive;
- the lack of light in the units is of concern;
- there is a lack of colour and variation;
- the public art opportunity on the West side is inhibited by the neighbouring development in the long-term; the pillar on St. Johns and Mary may be a more suitable location;
- the units seem undersized for a work-from-home lifestyle;
- the inclusion of commercial units on all sides is a positive aspect;
- the roof amenity space for residents is a positive aspect;
- there is a shortage of parking for the units;
- there is a contradiction or lack of consistency between assuming a car-free lifestyle and including a drive-through business;
- the atrium space could be optimised to better balance density and liveability;
- some challenges are caused by the density;
- the drive-through lane cuts off the pedestrian walkway on the outside of the building;
- the amenity space requires residents to walk around the building to access the amenity space;
- clarification is needed on the tree species to ensure that they are native species rather than invasive species;
- the need for rainwater penetration;
- the need for passive cooling such as insulating blinds and/or special films;
- the need for a fulsome plan for the streetscape;
- the reliance on irrigation for the plants;
- concern regarding the proportions of the interior atrium;
- fresh air circulation with single-window units;
- the potential noise from the amenity space due to the size;
- the potential to diversify the appearing of the façade;
- the potential to modify the massing to reduce bulkiness and increase the size of the courtyard and increase light ingress;
- the need to address increased light; and
- the need for easier street parking.

ADP23/009

Moved, seconded, and DEFEATED

THAT the (Mixed-Use DP) – 2524-2528 St. Johns Street (CityState Consulting) project be endorsed subject to the applicant addressing the following specific items:

- removing the drive-through from the project to be consistent with City Policy and the Official Community Plan;
- undertaking a study for introduction of rain gardens at grade;
- investigating rainwater capture at atrium/courtyard level to accentuate “forest floor” design rationale;
- assessing if more permeable surfaces could be included at grade to reduce the number of impermeable surfaces;
- investigating the incorporation of more permeable surfaces on exterior roof spaces to reduce the number of impermeable surfaces;
- revising the location of street cuts on the landscape drawings to align with the project ramps and drive-through;
- considering providing electric vehicle street parking;
- investigating the integration of street trees along Mary Street and St. Johns Street;
- investigating improving access to light into the atrium/courtyard by methods such as increasing size of atrium/courtyard, adding a second atrium/courtyard, adding lightwells, etc.;
- studying articulation of the massing to reduce the bulkiness of the overall massing as revised massing could also aid in increasing access to daylight;
- exploring the use of different colours or materials for the feature boxes to enhance the vibrancy of the facades;
- investigating relocating the mural so it can be viewed for the life of the building regardless of development of adjacent lots;
- exploring revising the unit mix to increase the number of 2- and 3-bedroom units;
- developing a detailed design rationale for streetscape design (landscaping, street furniture, finishes, etc.); and
- investigating the parkade ramp design to ensure safety and accessibility.

(Voting against: Tim Barton, Melissa Chaun, Eric Hedekar, and Mike Teed)

ADP23/010

Moved, seconded, and CARRIED

THAT the (Mixed-Use DP) – 2524-2528 St. Johns Street (CityState Consulting) proposal not be endorsed as presented for the following reasons:

- removing the drive-through from the project to be consistent with City Policy and the Official Community Plan;
- undertaking a study for introduction of rain gardens at grade;
- investigating rainwater capture at atrium/courtyard level to accentuate “forest floor” design rationale;
- assessing if more permeable surfaces could be included at grade to reduce the number of impermeable surfaces;
- investigating the incorporation of more permeable surfaces on exterior roof spaces to reduce the number of impermeable surfaces.
- revising the location of street cuts on the landscape drawings to align with the project ramps and drive-through;
- considering providing electric vehicle street parking;
- investigating the integration of street trees along Mary Street and St. Johns Street;
- investigating improving access to light into the atrium/courtyard by methods such as increasing size of atrium/courtyard, adding a second atrium/courtyard, adding lightwells, etc.;
- studying articulation of the massing to reduce the bulkiness of the overall massing as revised massing could also aid in increasing access to daylight;
- exploring the use of different colours or materials for the feature boxes to enhance the vibrancy of the facades;
- investigating relocating the mural so it can be viewed for the life of the building regardless of development of adjacent lot;
- exploring revising the unit mix to increase the number of 2- and 3-bedroom units;
- developing a detailed design rationale for streetscape design (landscaping, street furniture, finishes, etc.); and
- investigating the parkade ramp design to ensure safety and accessibility.

ADP23/011

Moved, seconded, and CARRIED

THAT the meeting be extended for up to 30 minutes.

Eric Hedekar left the meeting at this time and did not return.

6. New Business

ADP (Commercial DP) – 2805-2811 St. Johns Street (Mara + Natha Architecture Ltd.)

6.1 Presentation: Development Planning Division Presentation: Mara + Natha Architecture

Staff gave a presentation entitled “2805-2811 St. Johns Street” and referred to slides contained in the on-table package.

The applicant representatives, Rob Lee and Caelan Griffiths, gave a presentation entitled “2805 and 2811 St Johns Street, Port Moody – 6-Storey Commercial Development” and referred to slides contained in the on-table package.

Staff responded to questions from the Panel about sidewalk and street improvements.

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

- bird-friendly glass;
- shadow studies;
- accommodating street trees;
- streetscape plans;
- the potential to connect or share underground parking in the eventuality of future adjacent development;
- lot coverage;
- the inclusion of both escalators and elevators;
- the security measures for the gate on the front of the building;
- accessible stall proximity to the elevator;
- elevator access to the rooftop;
- rain protection on the Saint Johns side of the building;
- the structure material for the building; and
- sun shading for the building.

The Panel members noted the following in discussion:

- the visual architectural appeal of the building;
- encouragement to include native plants and avoid invasive species;
- the need for bird-friendly considerations regarding glass;
- the consideration of a reduction in density and the need for setbacks to allow sun on the North side of St. Johns Street;
- the need for shadow studies;
- the desire to see streetscape plans with dimensions;
- the desire for sufficient pedestrian walkway width;
- seating areas close to the building;
- the loss of the principal Oak tree;

- the imposing massing of the building;
- maintain symmetry using setbacks;
- the need to include colour on the front façade of the building;
- the desire to soften the transition between some floors; and
- appreciation for the style of the artwork shown in the concept images.

ADP23/012

Moved, seconded, and CARRIED

THAT the meeting be extended for up to 30 minutes.

ADP23/013

Moved, seconded, and CARRIED

THAT the ADP (Commercial DP) – 2805-2811 St. Johns Street (Mara + Natha Architecture Ltd.) project be endorsed subject to the applicant addressing the following specific items:

- **investigating and implementing bird-friendly strategies to minimize impact of glass on birds;**
- **studying the integration of more native plants that are bird and pollinator friendly and replacing as many non-native plants with native plants as possible;**
- **avoiding the use of invasive species (Cotoneaster);**
- **exploring the incorporation of rainwater retention or/and gardens in project;**
- **investigating the incorporation of more plants on the roof decks;**
- **studying setting back of the development along St. Johns Street to enhance the pedestrian experience and incorporate street trees;**
- **relocating accessible stalls adjacent to elevators;**
- **investigating the incorporation of awnings/canopies along St. John’s Street;**
- **studying setting back upper floors to reduce shadowing of St. John’s Street;**
- **exploring the possibility of reducing loading and parkade access impact on the south side of the development;**
- **clarification of transportation rationale (loading, loading types, parkade access, etc.) for south side of development; and**
- **completion of the shadow study to assess impact of proposed development on adjacent properties and St. John’s Street.**

Staff Updates

7. Information

7.1 There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 9:33pm.

Patrick Schilling,
Chair

Adam Shroff,
Legislative Services Coordinator

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