



City of Port Moody

Advisory Design Panel

Minutes

October 26, 2023
7:00 pm
Electronic Webinar via Zoom

Present: Patrick Schilling – Chair
Steve Peng
Melissa Chaun
Eric Hedekar
Marilyn Meden
Mike Teed

In Attendance: Armita Afsahi – Development Planner
Adam Shroff – Legislative Services Coordinator
Wesley Woo – Assistant Manager of Planning

Also In Attendance: Ryan Bragg (re item 6.3)
Donal Casey (re item 6.3)
Scott Kennedy (re item 6.2)
Christian Perizzolo (re item 6.3)
Alyssa Semczyszyn (re item 6.2)
Mark Van der Zalm (re item 6.3)

1. Call to Order

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

2. Territorial Land Acknowledgement

2.1 Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

ADP23/014

THAT the agenda of the October 26, 2023 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. Adoption of Minutes

4.1 Minutes

ADP23/015

THAT the minutes of the Advisory Design Panel meeting held on July 27, 2023 be amended by replacing “penetration” with “infiltration” on page 5; AND THAT minutes be adopted as amended.

CARRIED

5. Unfinished Business

6. New Business

6.1 Appointment of Vice-Chair

ADP23/016

THAT Steve Peng be appointed as Vice-Chair of the 2023 Advisory Design Panel.

CARRIED

6.2 ADP – OCP Amendment, Rezoning and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture)

Staff gave a presentation entitled "2331-2335 St. Johns Street - Advisory Design Panel" and referred to slides contained within the on-table package

The Applicant gave a presentation entitled "2331-2335 St. Johns Street - Advisory Design Panel" and referred to slides contained within the on-table package.

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

- permeability of the outdoor pavement;
- pathway width;
- accessibility and entrances;
- grade challenges;
- common amenity space separate from the children's play area;
- tree species;
- hydra-pressed slabs and artificial turf resilient surface in the playground;
- concrete carbon content;
- use availability for the culinary arts demo room in the mezzanine;
- the proposed removal of a maple tree that appears to be on private property;
- the expected use and access to the elevator;

- the stairway that appears to be blocked by a transformer;
- the type of timber to be used in construction; and
- water metering.

The Panel members noted the following in discussion:

- desire for inclusion of more honeybird-friendly species;
- preference to reduce use of *Carex morrowii*;
- the desire for rainwater capture;
- the desire to include bird-friendly glass markers;
- appreciation for the setback and streetscape;
- the appropriate level of FSR for the neighbourhood;
- plain massing and opportunities to improve the south elevation appearance;
- over-supply of parking included in the plan;
- concern over the uniform and commercial colour choice of the upper building;
- the need for community amenity spaces wherever available;
- appreciation for the rooftop greenhouse space;
- appreciation for the commitment to the energy step code;
- concern over the drastic slope change contributing to increased elevator usage and use of the parkade entrance;
- room to improve the massing by the introduction of articulation and adjust balcony placement;
- opinions on the differing design of the two portions of the building;
- opportunity to introduce some animation to the west side of the building;
- the desire to explore the use of soil cells;

ADP23/017

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

- *explore the inclusion of more native species that are pollinator friendly;*
- *explore incorporation of more native ground cover;*
- *investigate any innovative rainwater capture and harvesting strategies that could be incorporated into the project;*
- *study inclusion of bird friendly features on building glass to enhance bird protection;*
- *explore ways to incorporate heritage features or ways to create a nod to the historic character of the neighbourhood;*
- *investigate incorporation of more vibrant materials or feature colours to residential massing;*
- *study the introduction of more articulation at the balconies on the residential massing;*
- *study the possibility of designing the demonstration kitchen as a standalone or lock-off space, with its own after-hours access, that can be operated independently from the retail space;*
- *investigate the integration of green infrastructure along the streets of the property;*
- *explore animating the west façade such as variation of window locations;*
- *study improvement of the west passageway between St. Johns Street and St. Andrews Street; and*
- *explore the use of soil cells for new street trees.*

CARRIED

6.3 ADP - OCP Amendment, Rezoning and Development Permit - 60 Williams Street and 3006-3020 Spring Street (PCI Developments)

Patrick Schilling declared a potential conflict of interest due to employment by the applicant and left the meeting at this point.

Steve Peng assumed the role of Presiding Member at this point.

Staff gave a presentation entitled "60 Williams Street and 3006-3020 Spring Street - Advisory Design Panel" and referred to slides contained within the on-table package.

The Applicant gave a presentation entitled "Moody Centre Spring Street - Advisory Design Panel Presentation Oct 26, 2023" and referred to slides contained within the on-table package.

Staff responded to questions from the Panel about library and school amenity opportunities within the development.

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

- elevator access and wheeled vehicle access to the overpass;
- the relocation of the transit parking space;
- tree inclusion and landscape permeability;
- accessibility ramp inclusion and grades in the project;
- the excess proposed height of the development versus the Official Community Plan;
- library, school, and daycare amenity inclusion;
- elevator wait time mitigation;
- housing agreements;
- the management and maintenance plan for the riparian feature;
- public access to the amenities;
- the number of lockers included in the bike parking area;
- rain cover and sun shading;
- fencing at the edge of the riparian area;
- pet amenities;
- vehicle access routes to the development;
- large canopy tree inclusion in the plaza;
- the overpass impact to other properties;

The Panel members noted the following in discussion:

- the desire for the overpass to be completed simultaneous to the building construction;
- varying opinions on the height of the building;
- opportunities to include large native canopy trees in the plaza such as *Acer macrophyllum*, or *Acer glabrum*;
- options to include native plants and mitigate invasive species;
- the desire to soften the exterior style of the buildings to match the surrounding community;
- inclusion of a stage for public performances;
- opposition to bicycle priority in the overpass design;
- appreciation of the use of human scale at the street level;

- opportunities for library, school, and daycare inclusion;
- the desire to provide opportunities for first nation representation in art spaces;
- the desire to integrate mobility and accessibility in all streetscape design;
- the possibility to further develop the relationship between the two towers in their design; and
- the desire to investigate rain covers in some areas of the plaza;

ADP23/018

THAT the meeting be extended until 9:30pm.

CARRIED

ADP23/019

THAT the meeting be extended until 10:00pm.

CARRIED

ADP23/020

THAT the meeting be extended until 10:30pm.

CARRIED

ADP23/021

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

- *plant more native trees and focus on providing high-quality, fully matured trees rather than simply increasing quantity;*
- *develop a management plan for the riparian area and address the issue of invasive species in the nature conservation area;*
- *the exterior style currently exhibits a strong, modern, brutal appearance. Consider encouraging a more diverse selection of materials to soften its aesthetic;*
- *ensure that the overpass is accessible for individuals with mobility issues;*
- *promote the integration of innovative technology into the design;*
- *when designing the two towers, consider reducing their similarities to create a more distinctive look;*
- *incorporate a small outdoor performance area into the plaza; and*
- *explore the possibility of establishing early and meaningful engagement with a First Nations or Indigenous culture advisor.*

CARRIED

7. Information

7.1 Staff Updates

8. Adjournment

The Vice-Chair adjourned the meeting at 10:04pm.



Patrick Schilling,
Chair



Adam Shroff,
Legislative Services Coordinator