



City of Port Moody Minutes Land Use Committee

Minutes of the meeting of the Land Use Committee held on Monday, December 12, 2022 via Zoom.

Present

Councillor Kyla Knowles, Chair
Councillor Callan Morrison, Vice-Chair (arrived at 7:53pm)
Mayor Meghan Lahti
Wilhelmina Martin
Sean Ogilvie

Regrets

Hazel Mason (Regrets)
David Stuart (Regrets)

In Attendance

Kevin Jones – Senior Development Planner
Jennifer Mills – Legislative Services Advisor
Andrei Pop – Development Planner
Wesley Woo – Senior Planner

Also In Attendance

Isaac Beall, Anthem Properties (re item 4.1)
Hesam Deihimi, Placemaker Group (re item 4.3)
Gaetan Royer, CityState Consulting (re item 4.2)
Joey Stevens, GBL Architects (re item 4.3)
Carola Thompson, CityState Consulting (re item 4.2)

1. Call to Order

Call to Order

1.1 The Chair called the meeting to order at 7:05pm.

2. Adoption of Minutes

Minutes

2.1 LUC22/009

Moved, seconded, and CARRIED

THAT the minutes of the Land Use Committee meeting held on Monday, June 13, 2022 be adopted.

3. Unfinished Business

4. New Business

LUC – Rezoning and Development Permit (Mixed Use Development) – 3121-3127 St. Johns Street and 110-118 James Road (Anthem Properties Group)

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

Isaac Beall, Anthem Properties, entered the meeting at this point.

Staff gave a presentation on the rezoning and development permit application, including information about location, Official Community Plan (OCP) and zoning designations, key features of the proposal, site plan, elevations, and staff considerations.

The applicant gave a presentation on the rezoning and development permit application, including information about layout, project statistics, site plan, site context, OCP alignment, community benefits, floor plans, elevations, courtyard, shadow study, and landscape plan.

The applicant answered questions from the Committee regarding art contribution, and outdoor amenity spaces.

Mr. Beall left the meeting at this point and did not return.

The Committee noted the following in discussion:

- the application is OCP-compliant and aligns with the neighbourhood;
- the application will help increase the city's market rental inventory;
- the application is lacking an art contribution;
- the artist work studios are positive;
- the existing space is predominantly commercial and the increase in rental housing is positive;
- the site requires more dedicated commercial parking; residents and their visitors will primarily occupy the spaces;
- the residential parking should be increased and provide larger and more functional stalls for families;
- the commercial space could incorporate higher usable ceiling heights;
- the project should be geared towards family housing due to its proximity to multiple levels of schools;
- the transition to electric cars will increase electric car ownership and increase parking needs;
- there should not be an assumption that residents will both live and work on a SkyTrain line and parking allowances should be increased;
- there should be a trade-off for permitting the maximum 6-stories, such as more commercial space;

- the residents could be permitted to access the outdoor play amenity space after hours; and
- the design should consider having amenity space that can be used as a cooling centre.

The Chair advised that the City's Affordable Housing policies do not apply to purpose built rental buildings.

Mayor Lahti noted that the 2023 Land Use Committee should review all applicable zoning policies.

LUC22/010

Moved, seconded, and CARRIED

THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning and Development Permit (Mixed Use Development) – 3121-3127 St. Johns Street and 110-118 James Road (Anthem Properties Group) is appropriate for the following reasons:

- compliant with current OCP;
- neighbourhood context;
- density; and
- mobility implications;

AND THAT the Land Use Committee recommends that the applicant address the following concerns:

- reduction of 10 parking spaces (4%) and 2 accessible parking spaces;
- sharing parking for visitor and commercial uses;
- consider the courtyard shadowing;
- consider having the main floor at grade level;
- consider revising the residential entry;
- consider revising the indoor amenity space;
- increase storage options;
- increase commercial parking;
- increase family housing;
- move entrance to James Road; and
- increase children's outdoor play area.

LUC – Rezoning and Development Permit – 2804-2808 St. George Street (CityState Consulting)

4.2 Report: Community Development Department – Development Planning Division, dated December 8, 2022

Staff gave a presentation on the rezoning and development permit, including information about location, OCP Land Use Designations, Zoning Designations, key features of the proposal, site plan, neighbourhood context, amenity space, and key considerations.

Carola Thompson, CityState Consulting, and Gaetan Royer, CityState Consulting, entered the meeting at this point.

The applicant gave a presentation on the rezoning and development permit, including information about site context, site plan, pedestrian and vehicle access, unit mix, staff comments, variances, accessible parking, project statistics, OCP and Development Permit Area (DPA) guidelines, and outdoor space.

The Vice-Chair entered the meeting at this point.

Staff answered questions about neighbourhood form and character.

The applicant answered questions from the Committee regarding adaptable units, accessibility, and outdoor space.

Ms. Thompson and Mr. Royer left the meeting at this point and did not return.

The Committee noted the following in discussion:

- the project will increase the city's ground-oriented family housing inventory;
- the project is OCP-compliant;
- the limitation of driveways on St. Andrews is positive and helps activate the laneway;
- the greenspace and visitor parking could be increased;
- the residents could inform how the extra space could be utilized;
- the tandem parking design may not be the most desirable, but is practical and provides options for storage; and
- the project overall is positive but the density may be too high in Building 2; recommending lowering the density could impact the viability of the project and removes two homes for families.

LUC22/011

Moved, seconded, and CARRIED

THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning – 2804-2808 St. George Street (CityState Consulting) is appropriate and recommends that the applicant address the following concerns regarding Building 2's unit density.

**LUC – OCP
Amendment, DP, and
Heritage
Revitalization
Agreement – 2400
Block Clarke Street
(Kyle and Clarke
Holdings Ltd.)**

4.3 Report: Community Development Department – Development Planning Division, dated December 8, 2022

Joey Stevens, GBL Architecture, and Hesam Deihimi, Placemaker Group, entered the meeting at this point.

Staff gave a presentation on the OCP Amendment, DP, and Heritage Revitalization Agreement, including information about location, OCP Land Use designation, key features of the proposal, site plan, renderings, and staff considerations.

The applicant gave a presentation on the OCP Amendment, DP, and Heritage Revitalization Agreement, including information about the project team, site context, heritage component, neighbourhood character, site principles, site plans, landscape plan, public realm plan, floor plans, amenities, and renderings.

The applicant answered questions from the Committee about outdoor space weather protection, floor area ratio, retail and commercial space allocations,

The Committee noted the following in discussion:

- the outdoor weather protection in the mews is positive;
- the Floor Area Ratio (FAR) is very high and there are concerns about having too many people in a small space;
- the work-live space and arts considerations are positive;
- there is an existing demand for retail, office, commercial, and institutional space in the community and this project is missed opportunity to create those spaces;
- a second level of commercial or institutional space could be considered;
- the commercial space only has minimal loading and garbage areas that should be increased;
- the mews area is positive and will contribute to activating Queens Street Plaza;
- there could be negative consequences to creating commercial space on the ground level as there is currently not employment space in the area;
- the proposal is OCP-compliant but the density is too high;
- the pet-friendly policies, artist live-work spaces, and activation of the mews space are positive; and
- the property is zoned for commercial use and incorporating missed-use space can be challenging; the residential density is too high and the commercial density is too low.

LUC22/012

Moved, seconded, and CARRIED

THAT the Land Use Committee recommends that the proposed land use for application LUC – OCP Amendment, Heritage Revitalization Agreement and Development Permit – 2400 Block Clarke Street (Kyle and Clarke Holdings Ltd.) is not appropriate for the following reasons:

- lack of sufficient commercial space;
- lack of sufficient parking and loading space to support the commercial space;
- lack of space for servicing of the building; and
- lack of business amenities;

AND THAT the Land Use Committee recommends that the proponent provide the data showing there is not a sufficient need for office, professional, or other type of economic contribution space.

5. Information

6. Adjournment

The Chair adjourned the meeting at 9:00pm.

Councillor Kyla Knowles,
Chair

Jennifer Mills,
Legislative Services Advisor