



# City of Port Moody Minutes

## Community Planning Advisory Committee

Minutes of the meeting of the Community Planning Advisory Committee held on Tuesday, October 1, 2019 in Council Chambers.

### Present

Councillor Steven Milani, Vice-Chair  
Mike Bitter  
Melissa Chaun  
Darquise Desnoyers  
Allan Fawley  
Patricia Mace  
Hazel Mason  
Ronda McPherson  
Callan Morrison  
Lydia Mynott  
Severin Wolf

### Absent

Councillor Meghan Lahti, Chair  
Edward Chan (Regrets)  
Greg Elstrand  
Michelle Fenton  
Wilhelmina Martin (Regrets)

### In Attendance

Doug Allan – Manager of Development Planning  
André Boel – General Manager of Planning and Development  
Jennifer Mills – Committee Coordinator  
Wesley Woo – Senior Planner

#### 1. Call to Order

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The Vice-Chair called the meeting to order at 7:01pm.

#### 2. Adoption of Minutes

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### Minutes

- 2.1 CPAC19/010  
Moved, seconded, and CARRIED  
**THAT the minutes of the Community Planning Advisory Committee meeting held on Tuesday, September 3, 2019 be adopted.**

### 3. Unfinished Business

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### 4. New Business

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#### **148 and 154 James Road**

#### 4.1 Report: Planning and Development Department – Development Planning Division, dated September 19, 2019 File: 13-6700-20-195/01

The Senior Planner gave a presentation on 148 and 154 James Road and answered questions regarding zoning, lot coverage, DCCs, building height, waste storage, amenity space, parking, traffic, and the sustainability report card scoring.

The applicant gave a presentation on the application, and answered questions regarding traffic concerns, unit sizes, affordability, amenity space, public outreach, accessibility, geo-technical reports, ceiling heights, investors, rooftop space, landscaping concerns, parking stalls and car sharing, bicycle parking, wildlife concerns, outdoor lighting, management companies, building structure, garbage, and recycling.

The Chair requested Committee members' feedback on specific topics and the following was noted:

- proposed density and height:
  - ensure the proposed six-storey height does not set a precedent in the community;
- proposed parking reductions:
  - more accessible spots are needed;
  - street parking will be negatively impacted;
  - accessible distance to transit may not justify the requirements for the parking reduction; and
  - on-street parking could be revised to resident-only parking;
- impacts with adjacent properties:
  - loss of views for other properties;
  - more traffic congestion; and
  - daylighting and shadowing concerns;
- traffic considerations:
  - intersection at St. Johns and James Road requires a traffic light and a pedestrian crossing;
- public art component:
  - no comments;
- proposed below market housing approach:
  - the proposed rent may not be affordable to many families;

- the cap on the yearly rental increase may make the units affordable in the future and encourage renters to stay; and
- the proposed rent may not be the same amount once the building is complete;
- request for financial concessions to secure below market rental housing:
  - the parking reduction is a financial contribution to the applicant and saves them money; and
  - research the City's history to see if other property developments have received the same benefits.

The Committee discussed the application and the following was noted:

- the rooftop space needs to be maximized as there are no nearby parks for residents;
- the landscaping plan should promote the use of native plant species;
- ~~the landscaping plan outlines irrigation which is not necessary in this climate~~ the landscaping plan should include innovative ways to make use of rainwater;
- the proposed stone veneer could be changed to a more appropriate material more in line with the Moody Centre character;
- the Official Community Plan's description of the area is too vague, and concerns were raised regarding the height of the building;
- the design must meet emergency route standards;
- the art contribution needs more clarification;
- the applicant should consider offering pre-loaded Compass Cards to tenants;
- the building could be zoned as a permanent rental as a way to give back to the City;
- the City should develop clear requirements for bonus density to incentivize rental housing; and
- the traffic concerns must be addressed throughout the area as it continues to experience growth.

CPAC19/011

Moved, seconded, and CARRIED

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

The Vice-Chair thanked the applicant for their presentation and the Committee members for their feedback, and noted the following:

- the parking reduction is in line with the proximity to transit;
- the market is in need of rental housing;
- the traffic study must be received before Council can consider the application; and

- the nearest park is Chip Kerr Park which, if updated, could incentivize residents to use the park.

CPAC19/012

Moved, seconded, and CARRIED

**THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on October 1, 2019 regarding the proposed project presented in the report dated September 19, 2019 from the Planning and Development Department – Development Planning Division regarding 148 and 154 James Road.**

5. Information

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**Application  
Review Criteria**

- 5.1 Memo: General Manager of Planning and Development, dated September 25, 2019  
File: 08-3060-01/Vol 01

6. Adjournment

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The Vice-Chair adjourned the meeting at 9:21pm.



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Councillor Steve Milani,  
Vice-Chair



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Jennifer Mills,  
Committee Coordinator