



City of Port Moody

Minutes

Community Planning Advisory Committee

Minutes of the meeting of the Community Planning Advisory Committee held on Tuesday, September 3, 2019 in Council Chambers.

Present

Councillor Steven Milani, Vice-Chair
Edward Chan
Melissa Chaun
Darquise Desnoyers
Greg Elgstrand (arrived at 7:06PM)
Patricia Mace
Wilhelmina Martin
Hazel Mason
Callan Morrison
Lydia Mynott
Severin Wolf

Absent

Councillor Meghan Lahti, Chair (Regrets)
Mike Bitter
Allan Fawley
Michelle Fenton (Regrets)
Ronda McPherson (Regrets)

In Attendance

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

1. Call to Order

Councillor Steve Milani called the meeting to order at 7:04pm.

2. Adoption of Minutes

Minutes

2.1 CPAC19/006

Moved, seconded, and CARRIED

THAT the minutes of the Community Planning Advisory Committee meeting held on Tuesday, July 2, 2019 be adopted.

3. Unfinished Business

4. New Business

Application Review Criteria

- 4.1 Memo: General Manager of Planning and Development, dated July 3, 2019
File: 3060-20-01

The Committee discussed the application review criteria and noted that traffic impact and the Official Community Plan vision of “Maintaining the ‘small town’ character of the community” should be included in the review criteria.

The Chair indicated that considerations such as neighbourhood context and character are currently included in the evaluation criteria.

Lots 17-20 Henry Street

- 4.2 Report: Planning and Development Department – Development Planning Division, dated July 29, 2019
File: 13-6700-20-194

Staff gave presentation on the application, answered questions regarding building height and density, parkland dedication, and parking and traffic implications, and provided clarification regarding economic and financial impact.

The applicant gave a presentation on the application, and answered questions from the Committee regarding the building footprint and design, parking and storage, fire safety, and environmental concerns.

CPAC19/007

Moved, seconded, and CARRIED

THAT the meeting be extended for one hour.

CPAC19/008

Moved, seconded, and CARRIED

THAT the following suggestions from the Community Planning Advisory Committee on the proposed project as presented in the report dated July 29, 2019 from the Planning and Development Department – Development Planning Division regarding Lots 17-20 Henry Street be forwarded to staff and the applicant for information:

- **seek partnership opportunities for providing affordable housing to performing artists;**
- **include accessible parking on each level of the parkade;**
- **increase the number of three-bedroom units;**

- consider allocating the art contribution into a reserve instead of towards an art installation;
- provide traffic impact assessment information at a public information meeting prior to the Public Hearing;
- forward the geotechnical report to an independent party for peer review;
- encourage the proponent to provide clear language regarding fully accessible units;
- provide drawings or scale models that demonstrate compatible scale, form, character, and footprint, in comparison to Terra Vista and the general neighbourhood context;
- consider how the trees at the rear of the project will be protected if the City does not take ownership of the area;
- provide an indication of the number of trees to be removed in order to determine the number of replacement trees needed;
- perform a thorough risk assessment of wildlife management;
- perform ongoing monitoring and removal of invasive species on site;
- plant a maximum amount of pollinating native species;
- provide a common area for depositing household items that can be shared or reused by residents;
- consider a raised crosswalk that aligns with the existing Henry Street crosswalk; and
- provide clarity on how the green rooftop will be maintained.

**Rezoning
Application –
804 Alderside
Road**

- 4.3 Report: Planning and Development Department – Development Planning Division, dated August 6, 2019
File: 13-6700-20-193

Staff gave a presentation on the rezoning application, and answered questions from the Committee regarding whether a precedent exists for similar rezoning applications, and the possibility of establishing a blanket Comprehensive Development Zone that could apply to other homes along the south side of Alderside Road rather than dealing with individual rezoning applications in the future.

CPAC19/008

Moved, seconded, and CARRIED

THAT the meeting be extended for an additional 30 minutes.

The applicant gave a presentation on the application and answered questions from the Committee regarding the existing foundation.

CPAC19/009

Moved, seconded, and CARRIED

THAT the rezoning application for 804 Alderside Road be supported.

(Voting against: H. Mason)

5. Information

6. Adjournment

Councillor Milani adjourned the meeting at 10:31pm.



Councillor Steve Milani,
Vice-Chair



Philip Lo,
Committee Coordinator