



City of Port Moody

Minutes

Community Planning Advisory Committee

Minutes of the meeting of the Community Planning Advisory Committee held on Tuesday, November 5, 2019 in Council Chambers.

Present

Councillor Meghan Lahti, Chair
Councillor Steven Milani, Vice-Chair
Edward Chan
Melissa Chaun
Greg Elgstrand
Patricia Mace
Wilhelmina Martin
Hazel Mason
Ronda McPherson
Callan Morrison
Lydia Mynott

Absent

Mike Bitter (Regrets)
Darquise Desnoyers (Regrets)
Allan Fawley
Severin Wolf (Regrets)

In Attendance

André Boel – General Manager of Planning and Development
Kevin Jones – Senior Planner
Philip Lo – Committee Coordinator

1. Call to Order

The Chair called the meeting to order at 7:09pm

2. Adoption of Minutes

Minutes

2.1 CPAC19/013

Moved, seconded, and CARRIED

THAT the minutes of the Community Planning Advisory Committee meeting held on Tuesday, October 1, 2019 be amended as follows:

- **by adding “and concerns were raised regarding the height of the building” under item 4.1 – 148 and 154 James Road; and**

- by removing “the landscaping plan outlines irrigation which is not necessary in this climate”, and add “the landscaping plan should include innovative ways to make use of rainwater” under item 4.1 – 148 and 154 James Road.

AND THAT the minutes of the Community Planning Advisory Committee meeting held on Tuesday, October 1, 2019 be adopted as amended.

3. Unfinished Business

4. New Business

2025 St. Johns Street

4.1 Report: Planning and Development Department – Development Planning Division, dated October 28, 2019

The Senior Planner gave a presentation regarding the application for 2025 St. Johns Street, and answered questions regarding estimated job creation figures, parking requirements and potential contributions in lieu, the riparian setback requirements and water quality impact, projected CAC and DCC contributions, and provision of loading and service access.

The Committee provided the following comments to staff:

- if possible, review and minimize the impacts of shadowing in conjunction with adjacent developments;
- ensure the safety of pedestrian traffic around the development;
- consider a separated multi-use path for pedestrians and cyclists;
- work with the Engineering department to determine if there is a need for a pull-in for the bus stop on St. Johns Street; and
- ensure that the water quality in Schoolhouse Creek is maintained.

The proponent gave a presentation on the application, and answered questions regarding the rationale behind the unit mix, including three-bedroom units; provision, type and locations of the rental units; parking ratios and loading space provision; projected employment density; provision of storage space; proposed setback reduction to the riparian transition area; building and parkade height; target demographic; slope stability; pedestrian traffic management, shadow studies, accessibility and adaptability of units, and the size and potential viable uses for the commercial spaces.

The Committee noted the following in discussion:

- the proposed land use is appropriate;
- there will be an overall environmental benefit despite the proposed reduction to the Riparian Transition Area setback, as the riparian area will remain buffered;
- the lack of affordable housing is disappointing; however, the opportunities for first-time buyers can be considered as a form of affordable housing;
- the temporary art installation should be elevated to avoid damage; and
- there are concerns regarding the viability of the proposed retail use;
- early involvement of the artist is commendable; however, Alex Morrison's style may not be representative of Port Moody; the standalone "house" piece may not be suitable or reflective of the city;
- the artistic concept of the project could be developed further, beyond the two standalone pieces and possibly include balcony treatment, façade colouring, and other elements;
- the standalone "house" art piece may be lost in visual competition with the clutter of traffic lights and signage at its proposed location; consider relocating this piece;
- the streetscape should be more dynamic and attractive;
- ~~consider including accessible units~~ consider increasing the number of adaptable and accessible small units;
- consider the provision of a space where used items can be deposited and exchanged;
- the environmental report and planting palette should be further scrutinized to ensure that invasive and aggressive species are not planted and that only trees suitable for the environment are planted;
- the overall design of the project can be more architecturally ambitious as a focal point and entrance to the city; additional building height could achieve this;
- the projected employment density will be dependent on the type of commercial tenants; retail uses would be preferred in order to make it a vibrant retail hub;
- a smaller healthy food vendor could also be a good option for the commercial space, which could serve as a community gathering space;
- a daycare could be a possible usage for the ground floor commercial space, as such spaces are in high demand in the Tri-Cities; and
- comments were made that it was appreciated that the proponent adhered to the current OCP height requirements.

*Amended by resolution
CPAC20/001*

*Amended by resolution
CPAC20/001*

CPAC19/014

Moved, seconded, and CARRIED

THAT the meeting be extended for 15 minutes.

CPAC19/015

Moved and seconded

THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on November 5, 2019 regarding the proposed project presented in the report dated October 28, 2019 from the Planning and Development Department – Development Planning Division regarding 2025 St. Johns Street.

CPAC19/016

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding:

“AND THAT the Chair of the Community Planning Advisory Committee prepare a report addressing each of the specific items identified by CPAC at its 5 November 2019 meeting concerning this proposal and that the Chair present this report to Council at the Council Meeting in which this proposal will be brought forward for consideration.”

The question on the main motion (CPAC19/015) as amended (by CPAC19/016) was put to a vote; the following motion was CARRIED:

THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on November 5, 2019 regarding the proposed project presented in the report dated October 28, 2019 from the Planning and Development Department – Development Planning Division regarding 2025 St. Johns Street;

AND THAT the Chair of the Community Planning Advisory Committee prepare a report addressing each of the specific items identified by CPAC at its 5 November 2019 meeting concerning this proposal and that the Chair present this report to Council at the Council Meeting in which this proposal will be brought forward for consideration.

CPAC19/017

Moved, seconded, DEFEATED

THAT the meeting be extended for 15 minutes.

(Voting against: Callan Morrison and Wilhelmina Martin)

**Temporary Use –
Old Fire Hall No. 1
Site**

4.2 Attachment: Report: Mayor Rob Vagramov, dated
September 20, 2019

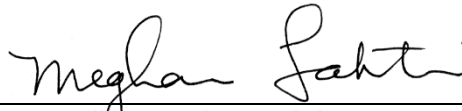
**Application
Review Criteria**

5. Information

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

6. Adjournment

The Chair adjourned the meeting at 9:18pm.



Councillor Meghan Lahti,
Chair



Philip Lo,
Committee Coordinator