



City of Port Moody

Minutes

Community Planning Advisory Committee

Minutes of the meeting of the Community Planning Advisory Committee held on Tuesday, January 7, 2020 in Council Chambers.

Present

Councillor Steven Milani, Chair
 Councillor Zoë Royer, Vice-Chair
 Melissa Chaun
 Greg Elgstrand
 Allan Fawley
 Wilhelmina Martin
 Hazel Mason
 Callan Morrison
 Severin Wolf

Absent

Mike Bitter
 Darquise Desnoyers (Regrets)
 Edward Chan (Regrets)
 Patricia Mace (Regrets)
 Ronda McPherson (Regrets)

In Attendance

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

1. Call to Order

The Chair called the meeting to order at 7:04pm

2. Adoption of Minutes

Minutes

2.1 CPAC20/001

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 “comments were made that it was appreciated that the proponent adhered to the current OCP height requirements” under item 4.1 – 2025 St. Johns Street;**

- by removing “consider including accessible units”, and adding “consider increasing the number of adaptable and accessible small units” under item 4.1 – 2025 St. Johns Street;

AND THAT the minutes of the Community Planning Advisory Committee meeting held on Tuesday, November 5, 2019 be adopted as amended.

3. Unfinished Business

4. New Business

**3101 and 3103
St. Johns Street,
3104, 3108, and
3112 St. George
Street, and
123/125/127/129
Buller Street**

4.1 Report: Planning and Development Department – Development Planning Division, dated December 6, 2019

The Development Planner gave a presentation regarding the application, and answered questions regarding: the potential reduction of parking space requirements; the potential number of childcare spaces and the impact of childcare use on commercial activity; area context with regards to height; access to adjacent developments to reduce traffic conflict; the impact of the influx of school-age children on the capacity of the School District; the total Community Amenity Contribution (CACs) and Development Cost Charges (DCCs); the operation of the market and below-market rental units; the distribution of below-market units in the project and their long-term implications; and the overall unit mix.

The proponent gave a presentation on the application, and answered questions regarding: the provision and location of outdoor play and amenity spaces for childcare use, and potential shading issues; whether the building is barrier-free for residents with mobility issues; exterior construction materials and their durability; traffic impact of childcare use during peak times; the dimensions and square footage of the units; traffic impact during construction and staging; potential operator for the below-market rental units, the rental rates, and the impact to insurance costs; the project's contribution to the City's arts and culture; shadowing impact on adjacent buildings; the use of bird-friendly glass to reduce reflectivity; the impact of up-lighting on trees and potential use of motion-activated lights; a potential voluntarily contribution to the public arts fund; whether there has been direct observation and traffic impact assessment of traffic patterns in existing conditions; and the consideration of the overall change to the traffic pattern in the area; the potential to diversify the unit mix.

The Committee noted the following in discussion:

- consider whether the current parking allotment is required given the proximity to transit;
- consider the long-term costs to owners, including insurance costs, when the City requires below-market units from private developers;
- encourage the use of more innovative building envelopes, such as passive house design and triple glazing;
- concerns were expressed about shading and the availability of daylight in the outdoor childcare play area;
- consider repurposing the ground floor commercial space for arts purposes should daycare no longer be a viable use;
- concerns were expressed regarding significant number of one-bedroom units and their small sizes, as well as potential mobility issues within these units; small unit sizes could result in greater turnover of tenants;
- dens should not be marketed nor encouraged to be used as bedrooms;
- consider diversifying the unit mix to include more large units, with an emphasis on two-bedroom units;
- concerns were expressed regarding traffic impacts along Buller Street, and turnaround issues with the daycare use;
- there is a lack of cycling infrastructure along St. Johns Street; projects along this corridor should contemplate a separated bike lane;
- the City should consider incentivizing walking and cycling, and making these modes of transportation safe;
- request that the developer contribute to the City's public art fund;
- explore other colour schemes and design options to stand out more from other buildings in the area;
- consider alternatives to the continuous use of glass along the ground floor to make the project more inviting and visually interesting;
- the project should target Step 3 of the BC Energy Step Code, as it is not a significant increase in investment from the proposed Step 2;
- some Committee members noted an appreciation for the provision of below-market units;
- some Committee members suggested that the requested amendments to the current zoning are significant, and preferred the building to not be six storeys along St. George Street;
- consider expanding the tenure of daycare or other non-profit uses;
- consider a rooftop childcare space as an option, as ground floor commercial space is valuable, and the rooftop could

- provide sufficient outdoor space with lighting, and may reduce noise impact to residents;
- look for potential ways to share an access ramp with the neighbouring property for entrance into the underground parkade, or develop a better traffic flow to access the parkade
- concerns were expressed regarding the potential removal of 18-20 coniferous trees on site and the impact on their removal on the watershed and on rainwater capture; and
- staff should move away from traditional side-by-side analyses towards neighbourhood context analyses.

CPAC20/002

Moved, seconded, and CARRIED

THAT the meeting be extended by up to 30 minutes.

The Committee continued its discussion, noting the following:

- the provision of daycare space close to the schools and for young families is appreciated;
- pick-up and drop-off times for daycare are not the same as those for schools, and could be more dispersed, so the traffic patterns may not be the same as for schools;
- concerns were expressed about the current residents at the project site that will need to relocate for this project.
- there is a good rental mix for a project of this size;
- the current design, including the step back, the linear components, and the modular portals, gives the proper scale and fits well into the area context.

Staff requested a consensus from the Committee regarding the balance between additional height/density and proposed amenities for this application.

The Committee noted the following in discussion:

- it could be difficult to provide an answer to staff considering all of the different components of the project; however, overall there are many components of this project that can be supported;
- some Committee members suggested that Council needs to determine guidelines for the amount of Floor Area Ratio (FAR) awarded based on specific targets being met; these guidelines are currently not available;
- some Committee members expressed uncertainty in its role in making these determinations, and noted the overall neighbourhood context is lacking;
- some members suggested that the City should improvise on a case-by-case basis based on the existing OCP, and receive the benefits of higher CACs and DCCs, and allow development

- projects to “respond” to each other as an area is developed;
and
- it would be helpful to have something more specific than an OCP to provide direction and clarity to staff and applicants.

CPAC20/003

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 January 7, 2020 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.”

CPAC20/005

Moved, seconded, and CARRIED

THAT the meeting be extended by up to 30 minutes.

The Committee expressed concerns regarding uncertainty around its role in the City’s development application process.

CPAC20/006

Moved, seconded, and CARRIED

THAT the Committee’s Terms of Reference and its role in the development application process be reviewed and discussed at a workshop to be planned with Committee members and the City.

The question on the main motion (CPAC20/003) as amended (by CPAC20/004) 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 January 7, 2020 regarding the proposed project presented in the report dated December 6, 2019 from the Planning and Development Department – Development Planning Division regarding 3101 and 3103 St. Johns Street, 3104, 3108, and 3112 St. George Street, and 123/125/127/129 Buller 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 January 7, 2020 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.

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

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

The Chair provided an overview of the report and requested input from the Committee on potential temporary uses for the Fire Hall No. 1 site, and noted that all advisory committees of the City were requested to provide input on this matter.

The Committee noted the following in discussion:

- the site could be left as a passive-use space for public enjoyment, with park benches and a perimeter walking path, and could be used for “pop-up” events;
- an artist micro-studio village, incorporating construction education around the Step Code, could be located on the site;
- a “box park” using shipping containers could create performance plazas and host anchor tenants including farmer’s market, art fairs, and artist studios, at the site;
- a community garden for pollinating plants, accessible to all age groups, could be located on the site;
- there is a desire for available covered event space with full servicing; the weather envelope does not need to be linked to potential uses;
- the City could consider investing in mobile infrastructure that can be used at the site as well as other locations for other events such as festivals;
- a committee could be created to investigate potential uses holistically, to determine potential programming, and to plan for the technical requirements that could be needed for running different events types; this committee could suggest to Council that a strategy is required before a solution can be determined;
- concerns were expressed regarding making major changes to the site, and the financial investment that would be required (for parking, serving, etc.) for only a temporary use; instead, more long-term planning should be done to ensure that the maximum potential of the site is fulfilled, to provide greater value for the City;
- Council and staff can set parameters to guide the discussion, and then receive input from residents; and
- The City could consider a lease or a partnership done via Request for Proposals, to achieve uses that are mutually beneficial.

**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 9:56pm.

Councillor Steve Milani,
Chair

Philip Lo,
Committee Coordinator

This Page Intentionally Left Blank