City of Port Moody

Minutes

Community Planning Advisory Committee

Minutes of the meeting of the Community Planning Advisory Committee held on Monday, February 10, 2020 in Council Chambers.

Present

Councillor Steven Milani, Chair
Councillor Zoë Royer, Vice-Chair
Megan Chalmers
Edward Chan
Allan Fawley
Patricia Mace
Wilhelmina Martin
Ronda McPherson
Severin Wolf

Absent

Mike Bitter
Melissa Chaun (Regrets)
Darquise Desnoyers (Regrets)
Greg Elgstrand (Regrets)
Hazel Mason (Regrets)
Callan Morrison (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 7:02pm

2. Adoption of Minutes

Minutes

2.1 *CPAC20/007*
Moved, seconded, and CARRIED
THAT the minutes of the Community Planning Advisory Committee meeting held on Tuesday, January 7, 2020 be adopted.

3. Unfinished Business

4. New Business

44, 48, 52, 56, and 60 Seaview Drive

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: servicing impacts to the overall neighbourhood; estimated Development Cost Charges (DCC) and Community Amenity Contribution (CAC) amounts; timeline for completing the Official Community Plan (OCP) review for the Seaview neighbourhood; other development applications in the area; a potential traffic study for the area in the context of ongoing developments and their impact to traffic patterns; whether there should be a holistic approach to infrastructure upgrades in the area; the lack of community benefit proposed in exchange for the OCP amendment; consideration of walkability and pedestrian safety in the area, especially for students; contribution to the City's Affordable Housing Fund and the Public Art fund; the number of street parking and accessible parking stalls; and the possibility of an intersection at Seaview Drive and Clark Road and potential developer contributions towards a future intersection.

The proponent gave a presentation on the application, and answered questions regarding: the availability of accessible and adaptable units; the method of rainwater capture and prevention of contamination; the alignment of the access drive to the intersection of Seaview Drive and Bedard Crescent; the availability of indoor and outdoor bicycle storage and parking; whether there will be a centralized garbage and recycling collection area; the availability of lock-off suites; the possibility to have more double garages instead of tandem parking; whether the play area is barrier-free; ~~person access to the possibility of retaining the existing mature trees on site~~ the possibility of retaining the existing mature trees on site; whether the north units have 'person' access to the garages from the lane; plantings that will be included in the landscaping; concerns with the use of the sandbox play space by cats and other wild life; concepts for the artistic reveal panels on the concrete retaining walls; square footage and design of the outdoor amenity space; the configuration of electric vehicle chargers in tandem parking; and whether there is sufficient space for vehicles to turnaround in the lane if visitor parking stalls are unavailable.

Amended by resolution CPAC20/010

The Committee noted the following in discussion:

- parking stalls for the disabled should be made available regardless of the size of the development;
- the roof slope should be increased, or a different roofing shingle should be used to be more weather-resistant;
- consider increasing the size of the children's play area;
- concerned that tandem parking could lead to overflow parking on the street;

- consider the provision of lock-off suites in the development as a community benefit;
- consider provision of a shared amenity space for daycare purposes as a community benefit;
- consider the provision of a dog-relief area in the complex;
- consider providing covering or shading over the outdoor benches;
- this development is a logical progression from the adjacent development;
- some Committee members expressed concerns that the application may be premature without an OCP review for the Seaview area;
- a comprehensive development plan for this area would be ideal to examine traffic implications;
- consider what community amenities may be necessary for this and the adjacent developments, as such amenities are currently lacking in the area;
- the development acts as an appropriate buffer between the buildings to the south and the single family homes to the north;
- this area is well-suited to the type of density and infill developments proposed, which enhances livability and provides needed housing options families;
- the development integrates well with its environment, in its design and colour choice; and
- it was suggested that some of the bedroom sizes may be too small, and may have an effect on the longevity of tenants and community building.

CPAC20/008
Moved, seconded, and CARRIED
THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on February 10, 2020 regarding the proposed project presented in the report dated December 6, 2019 from the Planning and Development Department – Development Planning Division regarding 44, 48, 52, 56, and 60 Seaview Drive.
(Voting against: Patricia Mace)

CPAC20/009
Moved, seconded,
THAT the Community Planning Advisory Committee support the development proposed for 44, 48, 52, 56, and 60 Seaview Drive presented to the Committee at the meeting held on February 10, 2020.
(Voting against: Megan Chalmers and Patricia Mace)

5. Information

CPAC Suggested Review Criteria

5.1 Memo: General Manager of Planning and Development, dated September 25, 2019

6. Adjournment

The Chair adjourned the meeting at 8:28pm.

Councillor Steve Milani,
Chair

Philip Lo,
Committee Coordinator