City of Port Moody

Minutes

Community Planning Advisory Committee

Minutes of the meeting of the Community Planning Advisory Committee held on Monday, May 11, 2020 in Council Chambers.

Present

Councillor Steven Milani, Chair
Councillor Zoë Royer, Vice-Chair
Edward Chan
Melissa Chaun
Darquise Desnoyers
Greg Elgstrand
Patricia Mace
Wilhelmina Martin
Hazel Mason
Callan Morrison
Severin Wolf

Absent

Megan Chalmers (Regrets)
Allan Fawley
Ronda McPherson

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 7:13pm

2. Adoption of Minutes

Minutes

2.1 *CPAC20/018*
Moved, seconded, and CARRIED
THAT the minutes of the Community Planning Advisory Committee meeting held on Tuesday, March 3, 2020 be adopted.

3. Unfinished Business

4. New Business

Revised Rezoning (Multi-Family) at 148 and 154 James Road (Laidler)

4.1 Report: Planning and Development Department – Development Planning Division, dated April 20, 2020

The Development Planner gave a presentation regarding the revised application, and answered questions regarding: whether it would be possible to make approval of this application conditional to the availability of 11 fully accessible units; whether this application should be an OCP amendment due to the requested building height variance; the lot coverage; whether previous CPAC recommendations were incorporated into the revised application; whether the project has been fast-tracked; whether the hallway and doorway widths meet accessibility requirements; the criteria which designates a new application as opposed to a revised application; the tenure of the rental units and whether these were discussed with staff; whether the donation concept was a staff initiative; who the landlord or operator is for the rental units; and whether any consideration was given to provide rent-to-buy options.

The proponent gave a presentation on the application, and answered questions regarding: whether the accessible units will have installed grab bars and wired-in power for automatic door openers; whether internal doorway and hallway widths are compliant with accessibility standards; whether a traffic study has been completed; whether there will be an on-site caretaker's office, and whether the donated unit can be dedicated for this purpose; whether the studio units will be outfitted with the appropriate accessibly fixtures and amenities; the durability of the sea lion sculpture over time; whether there is sufficient parking for caregivers and support providers; the proposed location of the public art piece and whether there has been discussions with the City for an alternate location; whether there is a strategy to support the inter-generational community concept; the pricing of the units and how this is being determined; the reason for shifting from the originally proposed rental units to market units and the large number of micro units in the revised application; the availability of lock-off suites; whether the units along the James Street side could have bedrooms located away from light and noise; the reason for the removal of three-bedroom units from the application; whether millennials have been consulted on this project; whether there has been any input from Council on the development of the micro units; whether the Mayor has endorsed or suggested this type of project; whether there will be storage units and bicycle storage on site; and whether there will be a rooftop patio or outdoor amenity space.

The Committee noted the following in discussion:

- one Committee member suggested that the revised application may require an OCP amendment due to the building height variance, and that the lack of an OCP amendment may have City-wide implications;
- some Committee members suggested that the revisions to the application may be significant enough for this to be considered a new application;
- the micro units are too small to accommodate wheelchair accessibility; they should be constructed primarily for wheelchair accessibility;
- concerns were expressed regarding the longevity of the sea lion sculpture; the applicant should consider using the funds for the sea lion sculpture towards another community arts cause;
- there may be insufficient parking spaces for the proposal, especially for caregivers and support providers;
- there should be more balance in the unit types offered; in particular, there should be a greater number of two-bedroom units;
- the proposed amenities and distance to transit may not fully support senior and mobility-challenged residents;
- this location is not appropriate for micro suites or for the proposed quantity of micro suites, as the site is not close to transit, and the proposal does not include the quantity or diversity of amenities to support micro studio living;
- concerns were expressed that the units should be more affordable;
- in the studio units, the washer and dryer units should be located further away from the living space and away from the wall beds;
- the proposed project density is too high without significant rental benefit to the City; and
- consider including lock-off suites in the proposal.

CPAC20/019
Moved, seconded, and CARRIED
THAT the meeting be extended by 30 minutes.

Discussion continued, with the Committee noting the following:

- consider turning the gift unit into a caretaker's unit;
- one member suggested that Council approval of the project should be subject to the 11 accessible units staying intact;
- other cities have set minimum sizes for micro suites, and the City could consider a similar policy;
- one member stated suppor for this application;
- the proposal should aim to retain as many mature trees on site as possible.

- reduction of parking spaces could encourage greater transit use;
- the public amenity space could be larger, especially with the small unit sizes; and
- storage units are important for smaller units;

The Committee suggested limiting the number of applications per meeting to one, as it gives each application fair consideration and input by the Committee.

CPAC20/020
Moved, seconded, and CARRIED
THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on May 11, 2020 regarding the proposed project presented in the report dated April 20, 2020 from the Planning and Development Department – Development Planning Division regarding 148 and 154 James Road.

OCP Amendment and Rezoning - 1865-1895 Charles Street (Porte Communities)

4.2 Report: Planning and Development Department – Development Planning Division, dated April 27, 2020

This item was postponed to a future meeting.

5. Information

6. Adjournment

The Chair adjourned the meeting at 9:28pm.

Councillor Steve Milani,
Chair

Philip Lo,
Committee Coordinator