



City of Port Moody

Minutes

Community Planning Advisory Committee

Minutes of the electronic meeting of the Community Planning Advisory Committee held on Monday, November 9, 2020 via Zoom.

Present

Councillor Steven Milani, Chair
Councillor Zoë Royer, Vice-Chair
Megan Chalmers
Melissa Chaun
Darquise Desnoyers
Greg Elgstrand
Allan Fawley
Patricia Mace
Wilhelmina Martin
Hazel Mason
Ronda McPherson
Callan Morrison

Absent

Edward Chan (Regrets)
Severin Wolf

In Attendance

André Boel – City Planner
Kevin Jones – Senior Planner
Philip Lo – Committee Coordinator
Kate Zanon – General Manager of Community Development

Also In Attendance

Rob Barnes, Perry and Asspcoates
Laura Beveridge, Pooni Group
Kari Fellow, Creative Transportation Solutions
Dean Johnson, Wesgroup
Brad Jones, Wesgroup
Jason McDougall, Perry and Associates
Shannon Seefeldt, Ciccozzi Architecture

1. Call to Order

The Chair called the meeting to order at 7:03pm.

Minutes

2. Adoption of Minutes

2.1 CPAC20/035

Moved, seconded, and CARRIED

THAT the minutes of the regular meeting of the Community Planning Advisory Community held on Thursday, October 15, 2020 be adopted.

3. Unfinished Business

4. New Business

Coronation Park (Wesgroup Properties)

4.1 Report: Community Development Department – Development Planning Division, dated June 24, 2020

Staff gave a presentation on the application, including information on the location and subject property, land use and zoning designations, neighbourhood context, OCP and corporate policies governing the site, transportation study, key elements of the development proposal, OCP amendments associated with the development, and key items requiring further consideration.

The applicant gave a presentation on the application, including the project goals, key proposal timeline, the Coronation Park OCP designations, staff and Council feedback from the February 2020 proposal, the October 2020 site plan and key revisions from the previous proposal, the neighbourhood plan, details of the Gateway, Green, and Hillside components, parks and open spaces, landscape plan, range of housing options, summary of public amenities and financial contributions, the public engagement process, and the transportation study.

Staff and the applicant responded to questions from the Committee regarding: the development phasing and time frames, clarification of the OCP policy regarding “encouraged maximum tower floor plate size” and the initiator of the proposed increase, the proposed street level design along loco Road, the proposed structural replacement for the existing retaining wall along loco Road, accessible site design, shadow studies and solar access review, considerations of including business workspaces and communal office spaces in the residential towers, considerations of including senior-friendly spaces, provision of additional accessible elevators, policies for defining FSR and population targets, the podium heights, the percentage of affordable housing units and projected rental rates, the use of bird-friendly glass, retention of existing mature and conifer trees on site, the properties currently excluded from the site plan, the conditions of the General Manager of Community Development’s acceptance of this

development application based on the corporate policy for Coronation Park development applications, the value and amenities provided to the community to offset additional density, whether the new DCC rates will sufficiently fund projected growth, whether the entranceways will be inward or outward oriented, considerations of a pedestrian overpass or underpass to Suter Brook, consideration of using alternatives to petrochemical materials near the children's play area, feasibility of a ramp design similar to Robson Square, considerations of including this application/area in the general OCP review due to the significant changes requested, whether the proposed FSR includes the affordable units, the design of the road network and vehicular access in support of the proposed density, the rationale for not meeting 15% of below-market units, whether the City will receive funds for road closures, and where active park spaces will be located.

Megan Chalmers left the meeting at this point and did not return.

CPAC20/036

Moved, seconded, and CARRIED

THAT the meeting be extended for 30 minutes.

The Committee noted the following in discussion:

- concerns were expressed that the current site design does not sufficiently meet accessibility and crime prevention through environmental design (CPTED) principles;
- consider providing more senior-friendly spaces;
- the elimination of market rental from the proposal is not optimal;
- consider the use of alternative materials instead of petrochemical materials near the children's play area;
- the residential stratas should be as small as possible to avoid significant insurance premiums;
- some members expressed concerns about the proposed density;
- consider re-locating the proposed commercial spaces to a higher pedestrian traffic location to create more commercial vibrancy;
- the commercial activity should generate a vibrancy that spreads to the rest of the development;
- consider including additional elevators, and for each elevator to be able to accommodate up to two mobility scooters;
- one member expressed support for greater density than currently proposed;
- the development should accentuate and accommodate the geographical features of the site, and take advantage of the grade changes;
- one member suggested that the concept design is too conventional and lacks integration with the rest of the City;

- the landscaping should retain the existing unique diversity of flora; and
- there should be a more animated public realm along loco Road.

CPAC20/037

Moved, seconded, and CARRIED

THAT the meeting be extended for 30 minutes.

The Committee noted the following in discussion:

- one member suggested that the amenities received by the City may not be sufficient for the requested density;
- some members suggested that the requested density variance deviates considerably from the OCP and expressed concerns about the effects of cumulative population growth; and
- one member noted that development applications should respect the existing OCP.

Councillor Royer left the meeting at this point and did not return.

CPAC20/038

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on November 9, 2020 regarding the proposed OCP amendment presented in the report dated June 24, 2020 from the Community Development Department – Development Planning Division regarding OCP Amendment Application – Coronation Park Transit-Oriented Development Area.

5. Information

6. Adjournment

The Chair adjourned the meeting at 9:35pm.


Councillor Steve Milani,
Chair


Philip Lo,
Committee Coordinator