

Considered at March 2, 2021 Special Council Meeting

88



City of Port Moody Report/Recommendation to Council

Date: February 1, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: OCP Amendment and Rezoning Application – 44-60 Seaview Drive (Allaire Properties Inc.)

Purpose

To present an updated proposal for the redevelopment of the properties at 44-60 Seaview Drive.

Recommended Resolution(s)

THAT City of Port Moody Official Community Plan, 2014, No. 2955, Amendment Bylaw No. 26, 2020, No. 3281 (44, 48, 52, 56, and 60 Seaview Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 46, 2020, No. 3282 (44, 48, 52, 56, and 60 Seaview Drive) (RM4) be read a first and second time as recommended in the report dated February 1, 2021 from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – 44-60 Seaview Drive (Allaire Properties Inc.);

AND THAT Bylaw No. 3281 and Bylaw No. 3282 be referred to a Public Hearing.

Background

At the regular council meeting on November 24, 2020, Council considered first reading for an Official Community Plan (OCP) amendment and rezoning application for the properties at 44-60 Seaview Drive to facilitate a townhouse development (report included as **Attachment 1**). At that meeting, consideration of first reading was defeated and the following resolution was passed:

RC20/447-449

THAT the applicant receive the feedback provided at the Regular Council meeting of November 24, 2020, including increase in social/green space and a massing that steps down to the neighbouring property;

AND THAT staff be directed to work with the applicant for a revised Official Community Plan Amendment and Rezoning Bylaw for consideration of first reading.

Considered at March 2, 2021 Special Council Meeting

89

Discussion

The applicant has submitted an updated application and has provided a letter in response (**Attachment 2**), which explores how they have considered Council's feedback. A summary is provided below with references to the attachments and plans.

<u>Council Direction</u>	<u>Applicant Response</u>
Increase in Social/Green Space	<ul style="list-style-type: none">• Community gardens and grasscrete visitor parking stalls were previously proposed, in the Landscape Plans, but not highlighted in the report. The applicant is committed to these features. The community gardens at both sides of the site, are spaces that will allow for social interaction. The features are highlighted on Attachment 3.• Rooftop decks were considered by the applicant, but due to access requirements, it would reduce the bedroom sizes and increase the purchase price of the units. Attachment 4 shows the impacts to the bedrooms when rooftop decks are proposed.
Massing that Steps Down to Neighbouring Property	<ul style="list-style-type: none">• A redesign of the eastern edge of the building to a hip roof reduces the height on that part of the building by approximately 2.4m (8ft). Attachment 5 shows the height difference and the area that has been removed to ease the transition.• The applicant also wishes to highlight that the minimum side setback of the RM4 Zone is 2.0m (6.6ft), and that the proposed development provides a larger 3.5m (11.5ft) setback from the side property line.• Moving the driveway access to the east side of the development to assist in a better transition was explored by the applicant. However, a dedicated fire access route clear from obstacles would be required, removing visitor parking within the development and, for that reason, this option was not included.

Full updated project and landscape plans are included as **Attachment 6** and **Attachment 7**.

Staff have worked with the applicant and note that they have made a reasonable effort to explore various options to address Council's concerns. Under the current design, opportunities for increased social/green space and a greater transition are limited unless the number of units on the site is substantially reduced. The density is comparable to similar projects in the area. Based on Council's resolutions, staff believe the concerns have been addressed and recommend that the OCP amendment and rezoning bylaws (**Attachment 8** and **Attachment 9**) be read a first and second time, and referred to a public hearing.

Other Option(s)

THAT the Official Community Plan amendment and rezoning application for 44, 48, 52, 56, and 60 Seaview Drive be denied.

Considered at March 2, 2021 Special Council Meeting

90

Financial Implications

Community Amenity Contribution (CAC)

Per the City's CAC Policy, the applicant has agreed to pay \$6,000 per unit for a total of \$138,000 after CAC credits of \$30,000 are calculated for the five existing lots.

In addition to this CAC payment, the applicant has committed to paying an additional \$28,000 towards the Affordable Housing Reserve in exchange for the OCP amendment and additional density.

Public Art Contribution

The applicant has committed to providing a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. Based on the applicant's estimated construction cost of approximately \$6,800,000, the contribution would be \$34,000.

Communications and Civic Engagement Initiatives

A notification sign informing the public of the OCP amendment and rezoning applications has been placed on the subject site in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

Should the bylaws be given first and second readings, the public will have an opportunity to comment at the Public Hearing, which will occur following a mail-out notification to adjacent residents, an advertisement placed in the local newspaper, and a decal of the public hearing time and date placed on the notification sign.

Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

Attachment(s)

1. First Reading Report – OCP Amendment and Rezoning – 44-60 Seaview Drive.
2. Applicant Letter in Response to Council Resolutions.
3. Landscape Plans Highlighting Community Gardens and Grasscrete Visitor Parking.
4. Rooftop Deck Impacts to Bedrooms.
5. Height Reduction at Eastern Property Line.
6. Revised Project Plans.
7. Landscape Plans.
8. Draft Official Community Plan Amendment Bylaw, No. 3281.
9. Draft Zoning Amendment Bylaw, No. 3282.

Report Author

Wesley Woo, MCIP, RPP
Development Planner

Considered at March 2, 2021 Special Council Meeting

91

Report Approval Details

Document Title:	Townhouses - OCP and Rezoning - 44-60 Seaview Drive (Allaire Properties).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - First Reading Report - OCP Amendment and Rezoning - 44-60 Seaview Drive.pdf- Attachment 2 - Applicant Letter in Response to Council Resolutions.pdf- Attachment 3 - Landscape Plans Highlighting Community Gardens and Grasscrete Visitor Parking.pdf- Attachment 4 - Rooftop Deck Impacts to Bedrooms.pdf- Attachment 5 - Height Reduction at Eastern Property Line.pdf- Attachment 6 - Revised Project Plans.pdf- Attachment 7 - Proposed Landscape Plans.pdf- Attachment 8 - Draft Official Community Plan Amendment Bylaw No. 3281.pdf- Attachment 9 - Draft Zoning Amendment Bylaw No. 3282.pdf
Final Approval Date:	Feb 16, 2021

This report and all of its attachments were approved and signed as outlined below:

André Boel, City Planer - Feb 10, 2021 - 10:37 AM

Kate Zanon, General Manager of Community Development - Feb 11, 2021 - 8:43 AM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Feb 11, 2021 - 1:20 PM

Rosemary Lodge, Manager of Communications and Engagement - Feb 11, 2021 - 2:00 PM

Paul Rockwood, General Manager of Finance and Technology - Feb 11, 2021 - 3:44 PM

Tim Savoie, City Manager - Feb 16, 2021 - 8:54 AM

Considered at March 2, 2021 Special Council Meeting

92

Considered at November 24, 2020 Council Meeting

330



City of Port Moody Report/Recommendation to Council

Date: October 26, 2020
Submitted by: Community Development Department – Development Planning Division
Subject: OCP Amendment and Rezoning Application – 44-60 Seaview Drive (Allaire Properties Inc.)

Purpose

To present for Council consideration OCP Amendment Bylaw No. 3281 and Rezoning Bylaw No. 3282 to facilitate the redevelopment of the properties at 44-60 Seaview Drive.

Recommended Resolution(s)

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 26, 2020, No. 3281 (44-60 Seaview Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 46, 2020, No. 3282 (44, 48, 52, 56, and 60 Seaview Drive) (RM4) be read a first time as recommended in the report dated October 26, 2020 from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – 44-60 Seaview Drive (Allaire Properties Inc.).

Background

Allaire Properties Inc. has submitted an OCP amendment and rezoning application for five properties located at 44, 48, 52, 56, and 60 Seaview Drive, as set out in draft Bylaw No. 3281 (**Attachment 1**) and draft Bylaw No. 3282 (**Attachment 2**). The application proposes to redevelop the site with a townhouse development containing 28 units over four buildings with an internal roadway. An application fact sheet that summarizes the key components of the project is included as **Attachment 3**. It should be noted that, at the pre-application stage in 2018, the proposal encompassed 31 townhouse units over six single family lots instead of the proposed 28 townhouse units over five single family lots.

Key issues that have been considered by staff during the review include: the impact of piece-meal amendments to the OCP, servicing and traffic capacity in the surrounding area, tree retention, tandem parking requirements, and increased open space.

The application was reviewed by the Community Planning Advisory Committee (CPAC) on February 10, 2020; the committee provided a number of comments for consideration, including but not limited to:

- Bedroom sizes;

Considered at March 2, 2021 Special Council Meeting

93

Considered at November 24, 2020 Council Meeting

331

- Increasing the size of the children's play space;
- Potential for tandem parking leading to overflow parking on the street;
- Lock-off suites in the development; and
- Consideration of additional amenities for the area as it is lacking.

The application was presented at Committee of the Whole on February 18, 2020 for early Council input. At the Committee of the Whole meeting, a number of comments were discussed for consideration by the applicant, including but not limited to:

- Submitting the high level analysis required for the OCP amendment; and
- Bedroom sizes.

Discussion

Property Description:

The development site consists of five properties located on Seaview Drive, east of Clarke Road, as shown on the Location Plan (**Attachment 4**). The total site is approximately 3,718m² (0.9 acres) in size, and generally slopes upwards from southeast to northwest with a 5.5m (18ft) change in elevation. Each lot is currently occupied by a single family dwelling.

Official Community Plan (OCP):

The OCP designates the subject site for Single-Family Low Density uses (**Attachment 5**). As the applicant is proposing to develop townhouses at this location, an OCP amendment is required to designate the site for Multi-Family Residential uses, which permits a variety of multi-family building forms, including three storey townhouses.

The site is located within Development Permit Area 1: Neighbourhood Residential, which regulates the form and character of multi-family developments.

In the OCP section regarding Community Vision, the following policy regarding appropriate development is relevant for the review of the proposal:

Well-Served Development: To support any significant higher density development only where it is well served by public transit, by public amenities such as parks, pedestrian connections and civic facilities, by public schools, and by commercial and other services.

Council has also directed staff to undertake an OCP review, including a review of areas experiencing redevelopment pressure. The Seaview neighbourhood is one of the areas that Council has asked be reviewed. The age of housing, in combination with general high housing demand, have led to increased redevelopment pressures. The analysis is to consider appropriate change for the neighbourhood; an identification of population targets; and the built form of future construction.

Zoning:

The subject lots are zoned Single Detached Residential (RS1) (**Attachment 6**).

Considered at March 2, 2021 Special Council Meeting

94

Considered at November 24, 2020 Council Meeting

332

Neighbourhood Context:

Surrounding development consists of the following:

- North: RS1 lots developed with single family dwellings
- East: RS1 lots developed with single family dwellings
- South: Medium Density Townhouse Residential (RM4) site developed with several three-storey apartment buildings (Mountain View Co-operative Housing Association)
- West: Comprehensive Development (CD68) lot with a 28-unit townhouse development currently under construction.

Development Proposal Description:

The applicant is proposing to amend the OCP from Single Family Residential to Multi-Family Residential and rezone the subject site from RS1 to RM4 – Medium Density Townhouse Residential in order to facilitate the construction of a 28-unit townhouse development. The project is of similar style and configuration to the adjacent townhouse development to the west, comprised of four buildings on either side of an interior driveway, accessed off Seaview Drive. The development would consist of two two-bedroom units ranging from 118m² (1,273ft²) to 124m² (1,337ft²) in size, 24 three-bedroom units ranging from 117m² (1,258ft²) to 133m² (1,433ft²) in size, and two four-bedroom units that range from 144m² (1,555ft²) to 151m² (1,626ft²) in size. The overall floor space results in a floor area ratio (FAR) of 0.95.

As part of the development permit, the applicant is proposing the following variances to the Zoning Bylaw:

- Increase to the maximum allocation of tandem parking from 50% to 71%;
- Increase in maximum lot coverage from 40% to 44% within the RM4 Zone; and
- Reduction of the minimum front setback from 4.0m (13.1ft) to 3.4m (11.2ft) within the RM4 Zone.

The applicant is working with an Energy Advisor to ensure that the development will meet Step 3 of the BC Building Code for townhouses, as required by the City's Building Bylaw. In addition, the applicant is committing to certify the buildings as BUILT GREEN® Gold, to be coordinated between the Energy Advisor and Built Green Canada. The BUILT GREEN® certification process will be secured by a covenant prior to adoption of the bylaws.

Proposed project plans are included as **Attachment 7** and proposed landscape plans are included as **Attachment 8**.

Planning Analysis

The proposed townhouse development has positive elements as it results in a more efficient use of the land, and an increase in Port Moody's townhouse stock with a low carbon footprint. There are elements that staff recommends for further consideration though as outlined below:

Site Plan/Layout

The proposed development has maximized the number of units on the site. As a result, the site plan appears to lack open space and includes elements such as the required visitor parking spaces being in the side yard setbacks. This is further exacerbated by the variance requests to reduce setbacks and increase lot coverage from 40% to 44% and tandem parking from 50% to

Considered at March 2, 2021 Special Council Meeting

95

Considered at November 24, 2020 Council Meeting

333

70%. The project provides limited open space and no tree retention. The applicant is looking at using permeable materials for the visitor parking.

Affordable Housing

This project is exempt from the Interim Affordable Housing Guidelines Policy since it only proposes townhouse units and is under the 30-unit threshold. However, since the applicant is requesting to amend the OCP from Single Family Low Density to Multi-Family Residential development, significant value would be added to the land should the bylaws be approved. As such, it would be appropriate to consider incorporating a community amenity contribution above and beyond the City's Community Amenity Contribution (CAC) Policy, in exchange for the additional density/number of units. The applicant responded to this request by volunteering to provide \$1,000 per unit, totalling \$28,000, to the Affordable Housing Reserve, on top of the voluntary CAC contribution per the City's CAC Policy.

Urban Forestry

Under the current application, there are 56 on-site trees and four City-owned trees proposed for removal. Per applicable development permit guidelines, opportunities for tree retention should be considered where feasible and potentially incorporated into the outdoor amenity space. Tree retention should be considered a high priority for this development and the wider neighbourhood given the noticeable impact of tree removal in the adjacent development, also developed by Allaire Properties.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 9** and the following table summarizes the initial scoring. The scoring may be revised throughout the review process of the project.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
44-60 Seaview Drive	64% (7 out of 11)	71% (5 out of 7)	60% (32 out of 53)	60% (16 out of 29)	60%

Considered at March 2, 2021 Special Council Meeting

96

Considered at November 24, 2020 Council Meeting

334

Other Option(s)

The recommendation is for the OCP and Zoning Amendment Bylaws to receive first reading only so that the applicant may address the issues outlined in this report prior to consideration of referral to a Public Hearing; however, Council may choose to grant first and second reading of the OCP and Zoning Bylaws and refer the Bylaws to a Public Hearing:

THAT City of Port Moody Official Community Plan, 2014, No. 2955, Amendment Bylaw No. 26, 2020, No. 3281 44-60 Seaview Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 46, 2020, No. 3282 (44-60 Seaview Drive) (RM4) be read a first and second time as recommended in the report dated October 26, 2020 from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – 44-60 Seaview Drive (Allaire Properties Inc.);

AND THAT Bylaw No. 3281 and Bylaw No. 3282 be referred to a Public Hearing.

Financial Implications

Community Amenity Contribution

Per the City's CAC Policy, the applicant has agreed to pay \$6,000 per unit for a total of \$138,000 after CAC credits of \$30,000 are calculated for the five existing lots.

In addition to this CAC payment, the applicant has committed to pay an additional \$28,000 towards the Affordable Housing Reserve in exchange for the OCP amendment and additional density.

Public Art Contribution

The applicant has committed to provide a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. Based on the applicant's estimated construction cost of approximately \$6,800,000, the contribution would be \$34,000.

Communications and Civic Engagement Initiatives

Community Engagement

The applicant provided an opportunity for public engagement, which, due to COVID-19, was held online over a two-and-a-half-week period from September 24, 2020 to October 12, 2020. The applicant invited the public's feedback via email. Information that would have normally been presented in a typical open house was available online.

During the time that the project materials were public, it was estimated that the website was visited 59 separate times. In response to the project, a total of 16 emails were received with 15 of 16 responses in support of the project, while one response remained neutral. Of the 16 responses that were received:

- two responses were from residents residing in the immediate Seaview neighbourhood;
- ten responses were from residents residing in the Moody Centre area;
- two responses were from future residents of Port Moody who currently reside outside the city; and
- two responses were from individuals within the project's ownership group.

Considered at March 2, 2021 Special Council Meeting

97

Considered at November 24, 2020 Council Meeting

335

Additionally, in response to the communications materials for the online public engagement, the City received one letter from a neighbouring resident in opposition of the proposal, citing that the neighbourhood should remain designated for single family uses and that the area cannot withstand multi-family densities due to the single in-and-out access to Clarke Street.

Public Notification

A notification sign informing the public of the OCP amendment and rezoning applications has been placed on the subject site in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918. In response to the notification sign, the City received two responses in support of the application and one letter in opposition from a surrounding property owner concerned about traffic and increased density in a predominantly single family neighbourhood.

Should the alternative recommendation be passed (that OCP and zoning amending bylaws be given first and second readings), the public will have an opportunity to comment at the Public Hearing, which will occur following a mail-out notification to adjacent residents, an advertisement placed in the local newspaper, and a decal of the public hearing time and date placed on the notification sign.

Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

Attachments

1. Draft Official Community Plan Amendment Bylaw No. 3281.
2. Draft Zoning Amendment Bylaw No. 3282.
3. Application Fact Sheet.
4. Location Map.
5. OCP Land Use Designation Map.
6. Zoning Plan.
7. Proposed Project Plans.
8. Proposed Landscape Plans.
9. Sustainability Report Card.

Report Author

Wesley Woo, MCIP, RPP
Development Planner

Considered at March 2, 2021 Special Council Meeting

98

Considered at November 24, 2020 Council Meeting

336

Report Approval Details

Document Title:	OCP Amendment and Rezoning Application - 44-60 Seaview Drive (Allaire Properties Inc.).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Official Community Plan Amendment Bylaw No. 3281.pdf- Attachment 2 - Draft Zoning Amendment Bylaw No. 3282.pdf- Attachment 3 - Application Fact Sheet.pdf- Attachment 4 - Location Map.pdf- Attachment 5 - OCP Land Use Designations Map.pdf- Attachment 6 - Zoning Map.pdf- Attachment 7 - Proposed Project Plans.pdf- Attachment 8 - Proposed Landscape Plans.pdf- Attachment 9 - Sustainability Report Card.pdf
Final Approval Date:	Nov 16, 2020

This report and all of its attachments were approved and signed as outlined below:

André Boel, City Planner - Nov 10, 2020 - 8:08 PM

Kate Zanon, General Manager of Community Development - Nov 10, 2020 - 9:01 PM

Dorothy Shermer, Corporate Officer - Nov 12, 2020 - 8:20 AM

Rosemary Lodge, Manager of Communications and Engagement - Nov 13, 2020 - 1:12 PM

Paul Rockwood, General Manager of Finance and Technology - Nov 15, 2020 - 3:47 PM

Tim Savoie, City Manager - Nov 16, 2020 - 10:42 AM

Considered at March 2, 2021 Special Council Meeting

99

Considered at November 24, 2020 Council Meeting

337



City of Port Moody

Bylaw No. 3281

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the land use designation of 44, 48, 52, 56, and 60 Seaview Drive.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as "City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 26, 2020, No. 3281 (44, 48, 52, 56, and 60 Seaview Drive)".

2. Amendments

- 2.1 Map 1 – Overall Land Use Plan in Schedule A of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by changing the land use designation for the following lands from Single Family Low Density to Multi-Family Residential:

Lot 7 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-697

Lot 6 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 000-968-030

Lot 5 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-654

Lot 4 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-581

Lot 3 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-549

as shown on the Location Map in Schedule A of this Bylaw.

- 2.2 Schedule "A" of Bylaw No. 2955 is amended by replacing Map 1 – Overall Land Use Plan with Map 1 – Overall Land Use Plan attached to this Bylaw as Schedule B.

Considered at March 2, 2021 Special Council Meeting

100

Considered at November 24, 2020 Council Meeting

338

3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map
- Schedule B – Map 1 – Overall Land Use Plan

4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of ____, 20__.

Read a second time this ___ day of ____, 20__.

Read a third time this ___ day of ____, 20__.

Adopted this ___ day of ____, 20__.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3281 of the City of Port Moody.

D. Shermer
Corporate Officer

Considered at March 2, 2021 Special Council Meeting

101

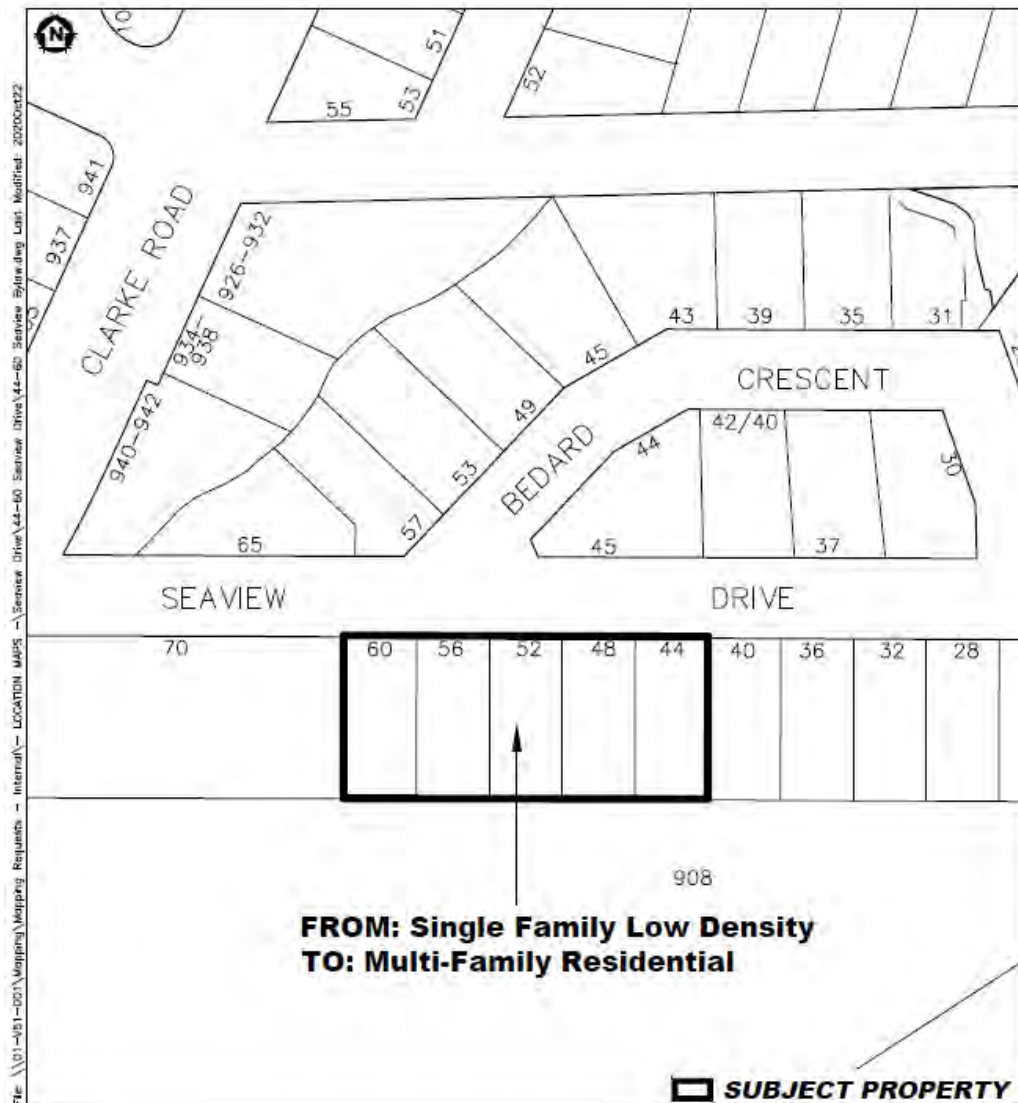
Considered at November 24, 2020 Council Meeting

339

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 26, 2020, No. 3281 (44, 48, 52, 56, and 60 Seaview Drive).

Corporate Officer



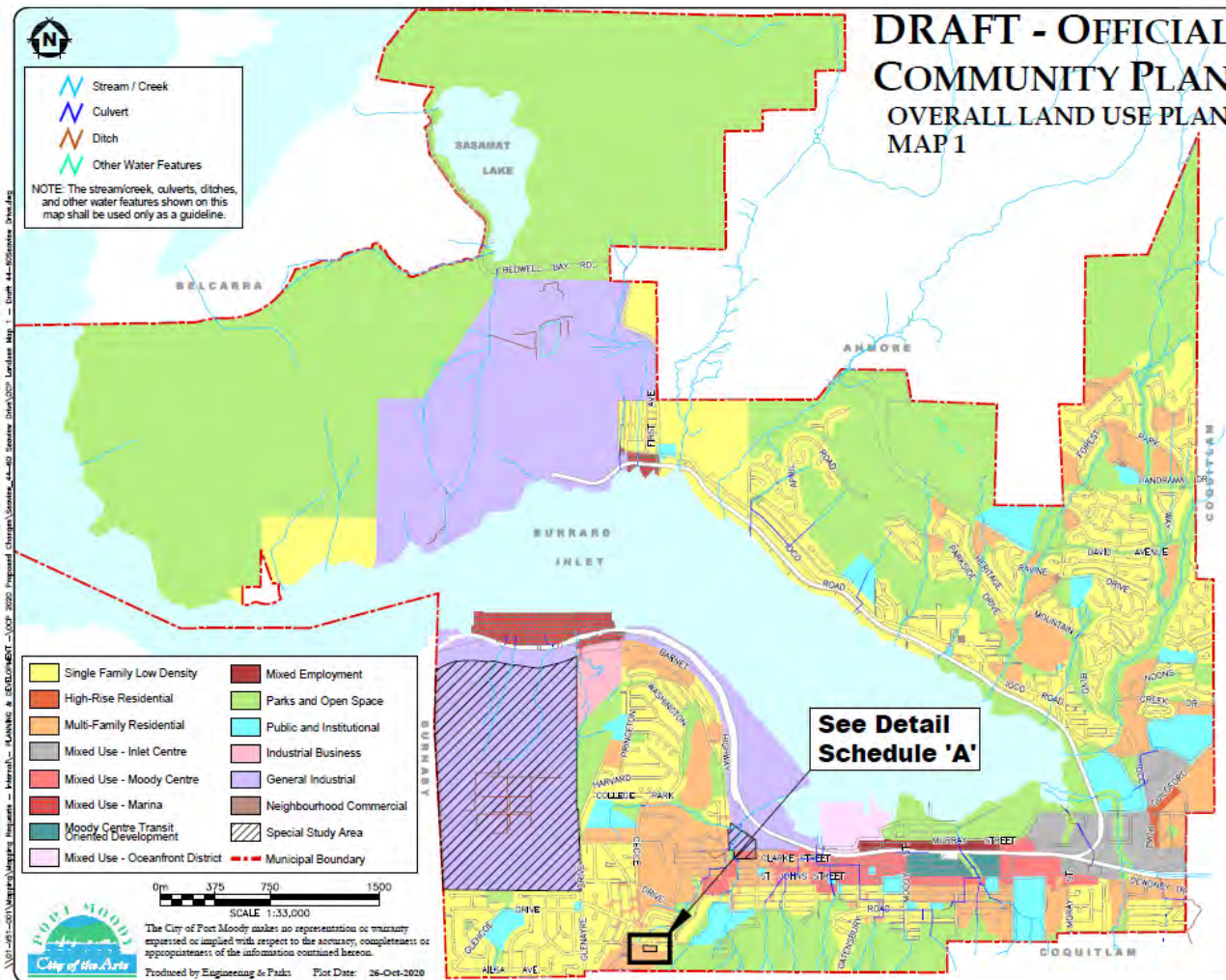
Considered at March 2, 2021 Special Council Meeting

102

Considered at November 24, 2020 Council Meeting

340

Schedule B to Bylaw No. 3281



Considered at March 2, 2021 Special Council Meeting

103

Considered at November 24, 2020 Council Meeting

341



City of Port Moody

Bylaw No. 3282

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to rezone the lands at 44, 48, 52, 56, and 60 Seaview Drive from Single Detached Residential (RS1) to Medium Density Townhouse Residential (RM4).

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as "City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 46, 2020, No. 3282 (44, 48, 52, 56, and 60 Seaview Drive) (RM4)".

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (RS1) to Medium Density Townhouse Residential (RM4):

Lot 7 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-697

Lot 6 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 000-968-030

Lot 5 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-654

Lot 4 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-581

Lot 3 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-549

as shown on the map in Schedule A of this Bylaw.

3. Attachments and Schedules

- 3.1 The following schedule is attached to and forms part of this Bylaw:
 - Schedule A – Location Map

Considered at March 2, 2021 Special Council Meeting

104

Considered at November 24, 2020 Council Meeting

342

4. Severability

- 4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of ____, 20__.

Read a second time this ___ day of ____, 20__.

Read a third time this ___ day of ____, 20__.

Adopted this ___ day of ____, 20__.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3282 of the City of Port Moody.

D. Shermer
Corporate Officer

Considered at March 2, 2021 Special Council Meeting

105

Considered at November 24, 2020 Council Meeting

343

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 46, 2020, No. 3282 (44, 48, 52, 56, and 60 Seaview Drive) (RM4).

Corporate Officer



Considered at March 2, 2021 Special Council Meeting

106

Considered at November 24, 2020 Council Meeting

344

Application Fact Sheet

Applicant:	Allaire Properties Ltd.
Application Type:	OCP Amendment and Rezoning
Project Description:	A multi-family project consisting of 28 townhouse units within four buildings.
Development Permit Area:	<i>Development Permit Area 1: Neighbourhood Residential</i>
Application Numbers:	6700-20-199
Addresses:	44, 48, 52, 56, and 60 Seaview Drive
Existing Zoning:	RS1
Proposed Zoning:	RM4
Existing OCP Designation:	Single Family Low Density
Proposed OCP Designation:	Multi-Family Residential
Proposed Variances:	Minimum front yard setback from 4.0m to 3.4m Maximum lot coverage from 40% to 44% Maximum tandem parking from 50% to 70%

Development Statistics:

	Proposed Development	RM4 Regulations
Number of residential units	28	N/A
Density	0.95 FAR	1.0 FAR maximum or 1.25 with underground parking
Lot Coverage	44%*	40% maximum
Resident Parking	Two per unit in private garage	2 per dwelling unit
Visitor Parking	6	6
Tandem Parking	70%*	50% maximum
Bicycle Parking	In private garage	
Front Setbacks	3.4m*	4.0m minimum
Side Setbacks	3.5m	2.0m minimum
Rear Setbacks	3.8m	3.0m minimum

* requires variance to Zoning Bylaw through Development Permit

Considered at March 2, 2021 Special Council Meeting

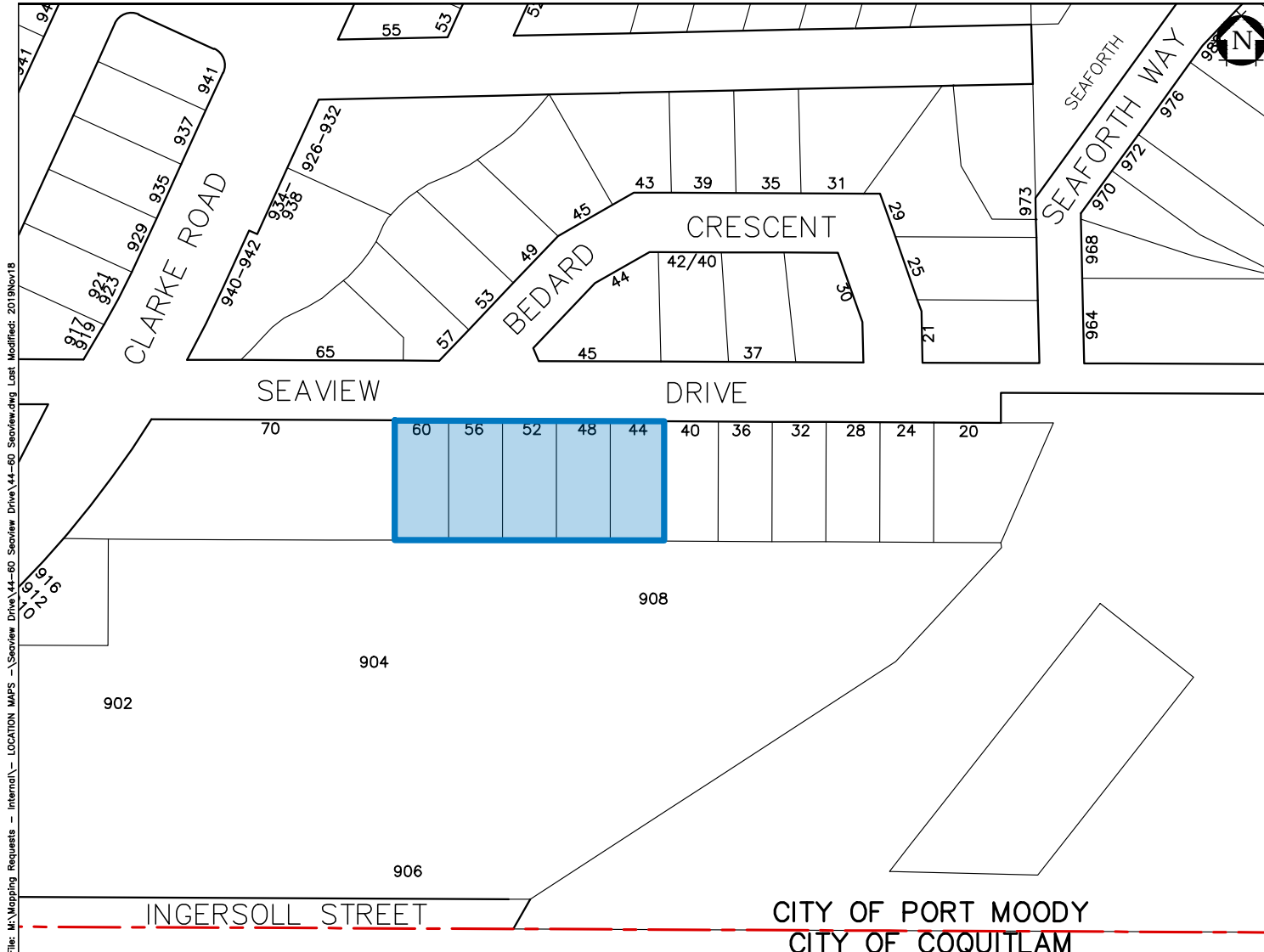
107

Considered at November 24, 2020 Council Meeting

345

LOCATION MAP - 44, 48, 52, 56, 60 Seaview Drive

 SUBJECT PROPERTY



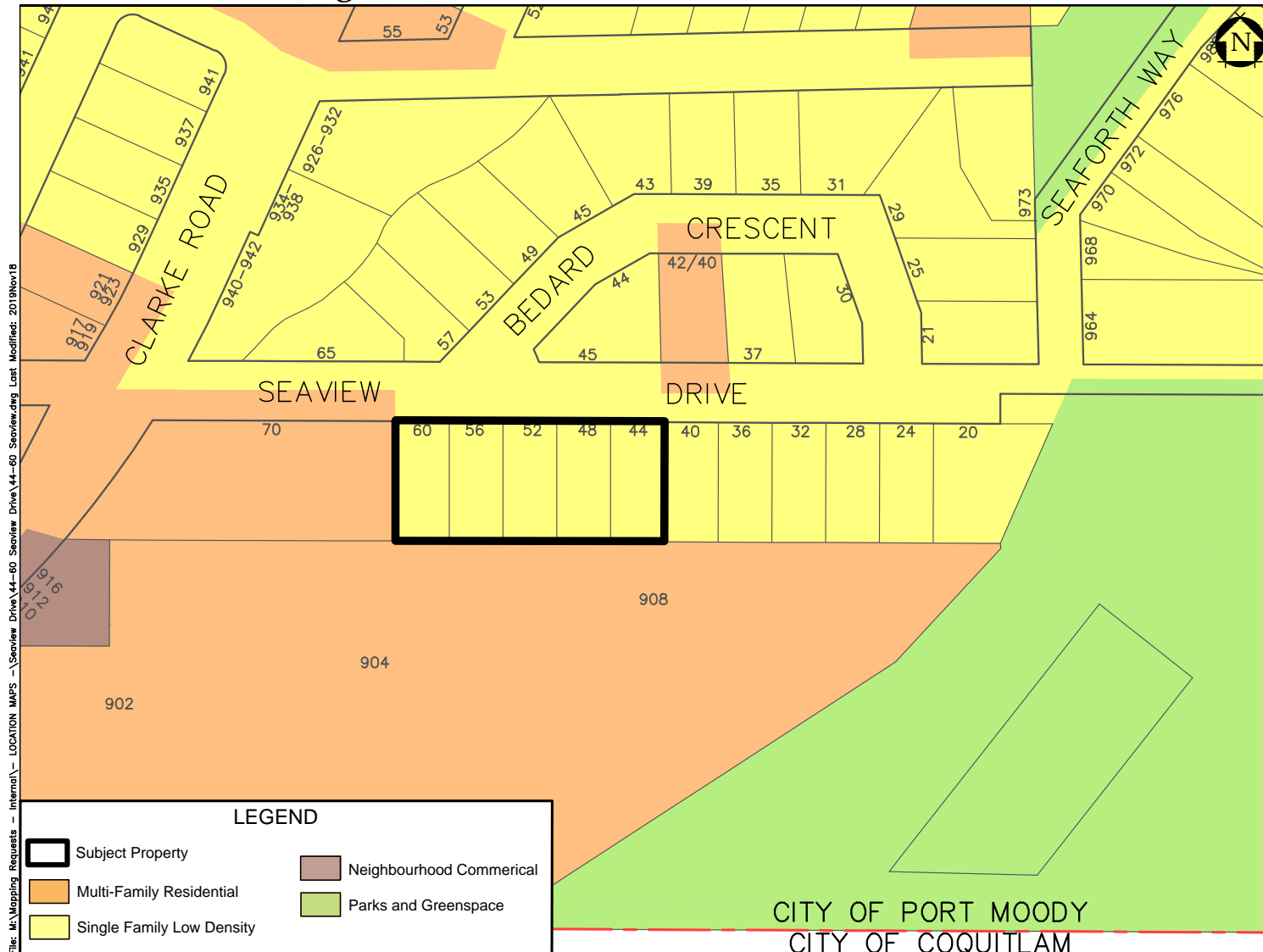
Considered at March 2, 2021 Special Council Meeting

108

Considered at November 24, 2020 Council Meeting

346

OCP Land Use Designations - 44, 48, 52, 56, 60 Seaview Drive



Considered at March 2, 2021 Special Council Meeting

111

Considered at November 24, 2020 Council Meeting

349

Rock Ridge									
PROJECT OWNER:		Albia Group							
PROJECT CONTACT:		Mark Albani		Albia Group		3045 + 5600 Cameron St., Burnaby BC V5J 7N3		7.604.442.8714	
PROJECT ARCHITECT:		Steve Watt		Integra Architecture Inc.		2330-200 Granville Street, Vancouver, BC V6C 1S4		7.604.688.4222	
PROJECT NUMBER:		18443							
CIVIC ADDRESS:		44, 48, 52, 56, 60 Seaside Drive, Port Moody, BC							
LEGAL DESCRIPTION:		Lots 3-7, Block D, Plan NWP17962, District Lot 377, New Westminster District							
PROJECT DESCRIPTION:		3-Storey Multi-family Townhomes							
ZONING:		R2-1							
Existing Zoning:		R2-1							
Proposed Zoning:		CD (TBC)							
OCF Designation		Single Family Low Density							
Development Permit Area		1 (Multiple Residential)							
ISSUE:		S4 - Rezoning Residential							
DATE:		2020-1-04							
SITE AREA (EA)									
Total Site Area									
Total Gross Site Area		0.971 Acres		40,019 SF		3,717.83 m ²			
1 See Confirmation Survey									
FLOOR AREA RATIO (FAR)									
Maximum FAR									
Maximum Floor Area		1.00		40,019 SF		3,717.8 m ²			
Proposed FAR									
Proposed Floor Area		0.85		38,128 SF		3,542.3 m ²			
LOT COVERAGE (LC)									
Maximum LC									
Maximum Lot Coverage		80%		16,007 SF					
Proposed LC									
Maximum Lot Coverage									
Building 1 Lot Coverage				4,307.58 SF					
Building 2 Lot Coverage				4,075.35 SF					
Building 3 Lot Coverage				3,784.15 SF					
Building 4 Lot Coverage				4,307.43 SF					
Total Lot Coverage				17,474.51 SF		Variance Required			
GROSS FLOOR AREA (GFA)									
Townhouse Unit Areas									
Unit Types		Floor Areas		Exclusions		Total		Total Unit Area	
		Level		SF		Subtotal		SF	
								m ²	
TH Unit A1		L1		659.05		502.76		24.83	
3 Bed + 2.5 Bath		L2		645.54		100.51		24.83	
Reserve Middle Unit		L3		664.29				556.58	
TH Unit A1a		L1		659.05		502.76		24.83	
3 Bed + 2.5 Bath		L2		639.88		100.16		24.83	
Reserve Middle Unit		L3		664.29				556.58	
TH Unit A1b		L1		659.05		502.76		24.83	
3 Bed + 2.5 Bath		L2		679.88		100.16		24.83	
Reserve Middle Unit		L3		664.29				556.58	
TH Unit A2		L1		659.05		500.91		24.83	
3 Bed + 2.5 Bath		L2		639.88		100.16		24.83	
Reserve Middle Unit		L3		651.41				555.98	
TH Unit A2a		L1		659.05		500.91		24.83	
3 Bed + 2.5 Bath		L2		639.88		100.16		24.83	
Reserve Middle Unit		L3		651.41				555.98	
TH Unit A2b		L1		659.05		501.16		24.83	
3 Bed + 2.5 Bath		L2		665.34		100.16		24.83	
Reserve Middle Unit		L3		636.12				556.23	
TH Unit A3		L1		806.35		518.86		24.83	
2 Bed + 2.5 Bath + Den		L2		640.13		7.41		551.30	
Reserve Middle Unit		L3		665.12				137.21	
TH Unit A3a		L1		806.35		506.82		24.83	
3 Bed + 2.5 Bath		L2		655.15		19.20		550.78	
Reserve Middle Unit		L3		709.04				139.48	
TH Unit A4a		L1		806.13		505.80		24.83	
3 Bed + 2.5 Bath		L2		654.13		18.72		549.46	
Reserve Middle Unit		L3		709.05				137.72	
TH Unit A3b		L1		804.13		505.22		24.83	
3 Bed + 2.5 Bath		L2		655.15		20.28		550.43	
Reserve Middle Unit		L3		690.35				138.20	
TH Unit A4b		L1		804.13		505.22		24.83	
3 Bed + 2.5 Bath		L2		655.15		20.28		550.43	
Reserve Middle Unit		L3		690.35				138.16	
TH Unit A4c		L1		804.13		505.22		24.83	
3 Bed + 2.5 Bath		L2		655.15		20.28		550.43	
Reserve Middle Unit		L3		690.35				138.16	

Considered at March 2, 2021 Special Council Meeting

112

Considered at November 24, 2020 Council Meeting

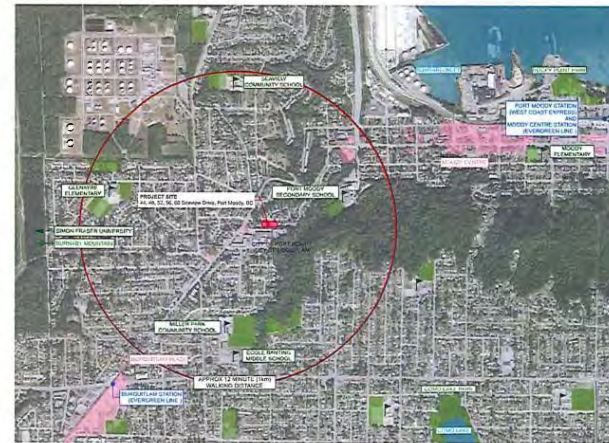
350



1 Site Location
NOT TO SCALE



2 Site Location
NOT TO SCALE



MOODY CENTRE - CLARK ROAD



ROCKY POINT PARK



BURQUITLAM STATION



COMO LAKE PARK



ARCHITECTURE INC.

Allaire Group

Rock Ridge

44, 46, 52, 54, 56, 58 Seaview Drive
Port Moody, BC

Context

18443

As Noted

Friday, November 6, 2020

D4 - Rezoning Re-submission

A-0.210

Considered at March 2, 2021 Special Council Meeting

113

Considered at November 24, 2020 Council Meeting

351



1 South Aerial Perspective of Site
NOT TO SCALE



2 North-West Aerial Perspective of Site
NOT TO SCALE



3 North-East Aerial Perspective of Site
NOT TO SCALE



4 South-East Aerial Perspective of Site
NOT TO SCALE



5 East Aerial Perspective of Site
NOT TO SCALE



Allaire Group

Rock Ridge

44, 46, 52, 58, 60 Seaview Drive
Port Moody, BC

Context

18643

Aa Noted

Friday, November 6, 2020

04 - Rezoning Re-submitted

A-0.220

114

352



1 CONTEXT PHOTO



2 CONTEXT PHOTO



3 CONTEXT PHOTO



4 CONTEXT PHOTO



5 CONTEXT PHOTO



6 CONTEXT PHOTO



7 CONTEXT PHOTO



8 CONTEXT PHOTO



Allaire Group

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

Site Context
Photos

18443

As Noted

Friday, N

04 - Rez

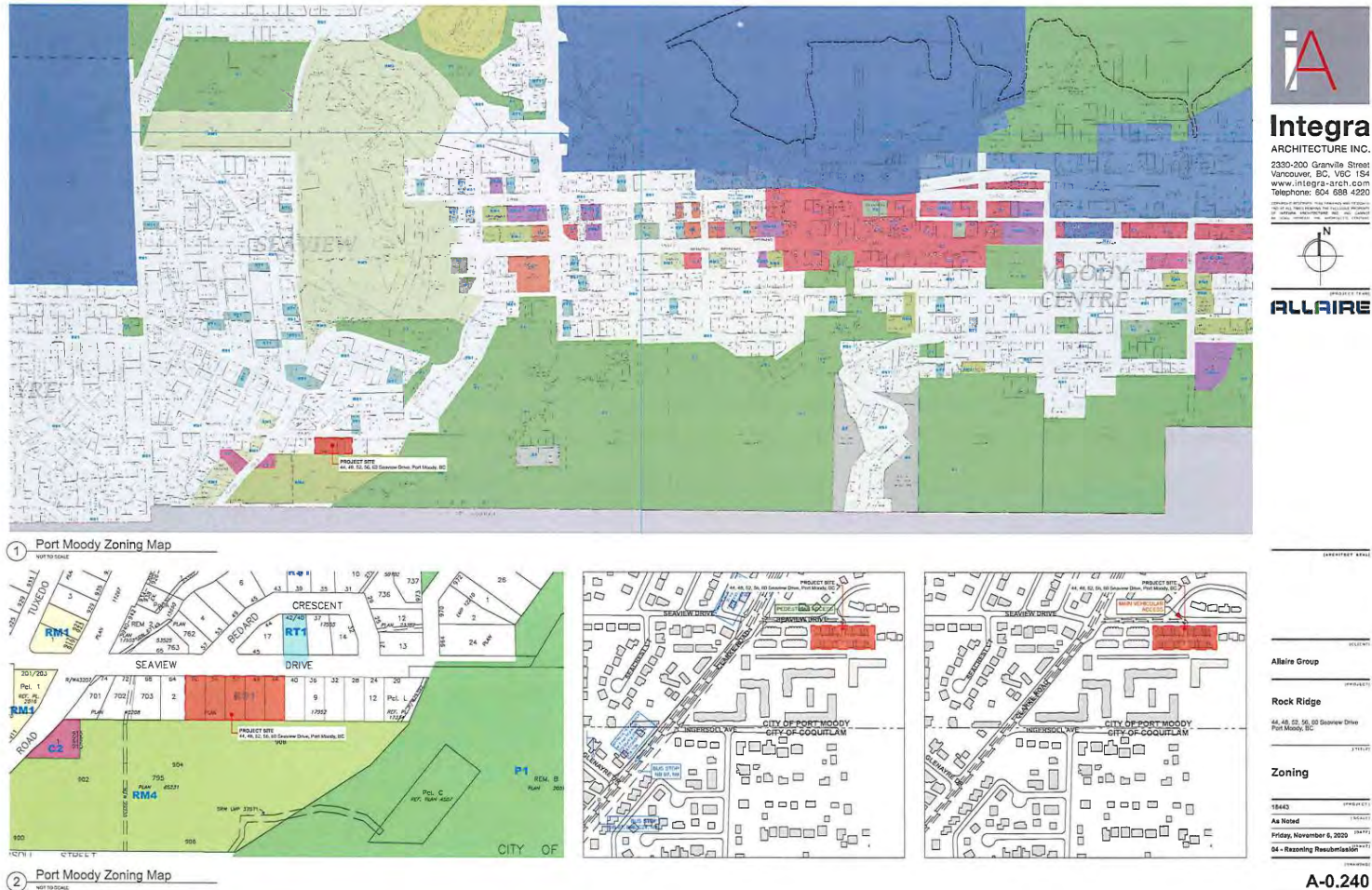
A-0.230

Considered at March 2, 2021 Special Council Meeting

115

Considered at November 24, 2020 Council Meeting

353



Considered at March 2, 2021 Special Council Meeting

116

Considered at November 24, 2020 Council Meeting

354

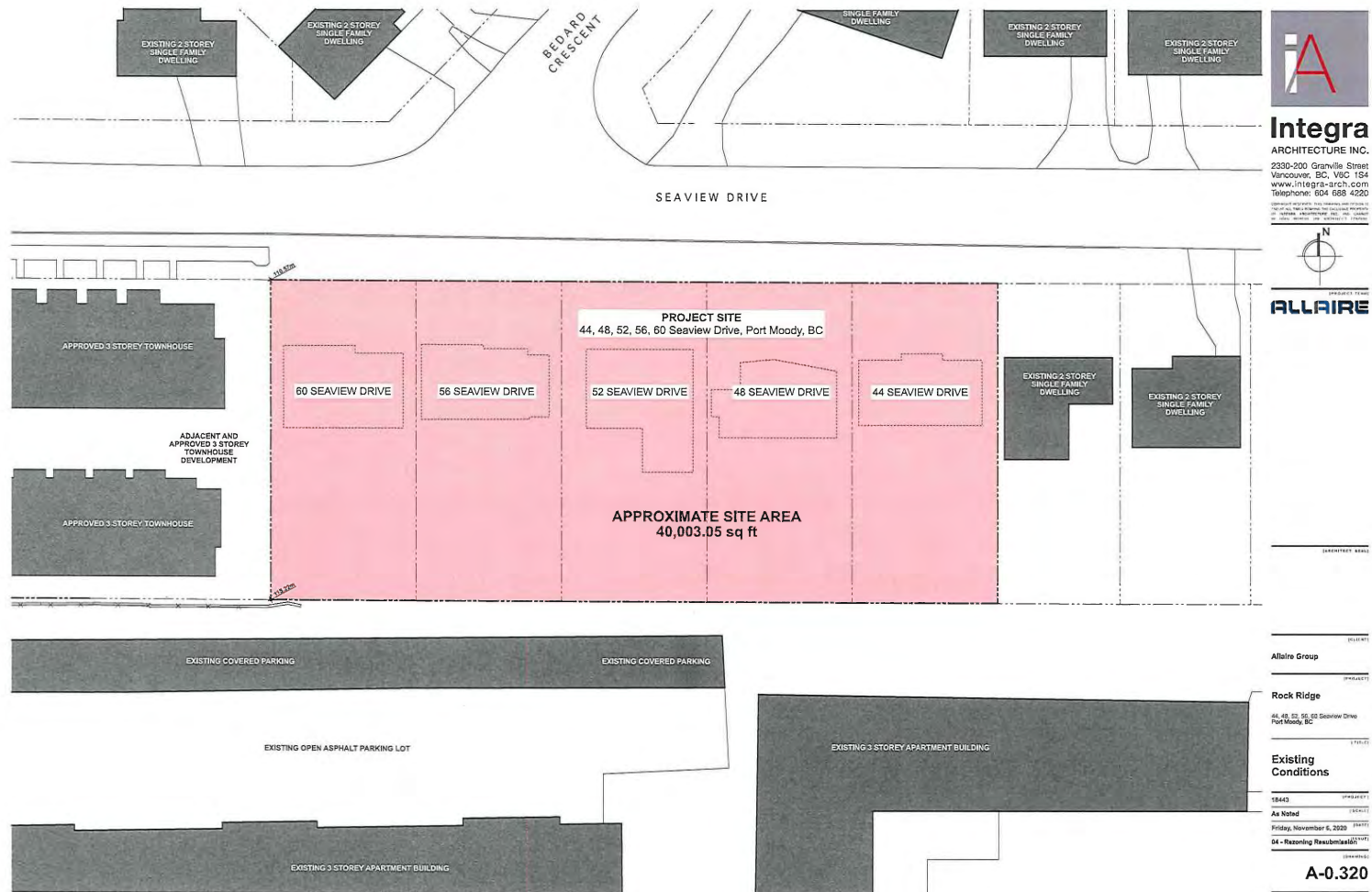


Considered at March 2, 2021 Special Council Meeting

117

Considered at November 24, 2020 Council Meeting

355



118

356



Considered at March 2, 2021 Special Council Meeting

119

Considered at November 24, 2020 Council Meeting

357



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

Integra Architecture Inc. is a registered professional corporation under the laws of the Province of British Columbia. It is a member of the Canadian Council of Architectural Firms (CCAF) and the International Association of Architects and Architects-in-Charge (IAA).

DESIGNED BY
ALLAIRE

ARCHITECT NAME

CLIENT
Allaire Group

PROJECT
Rock Ridge
44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 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Considered at March 2, 2021 Special Council Meeting

120

Considered at November 24, 2020 Council Meeting

358



Integra ARCHITECTURE INC.

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Perspective
Renders

18443

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Friday, November 6, 2020

04 - Rezoning Re-submission

A-0.403

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121

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Perspective
Renders

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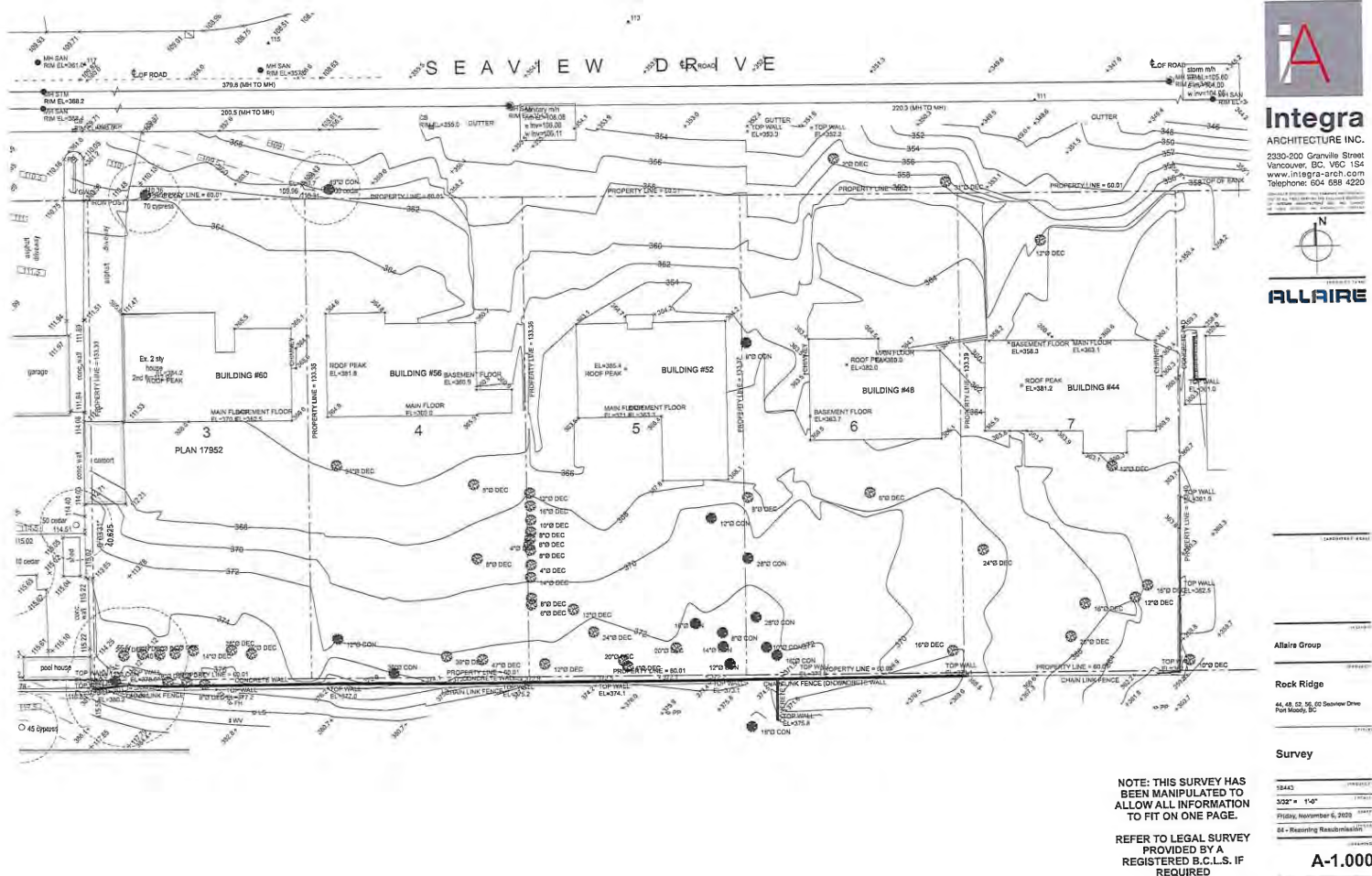
Friday, November 6, 2020

54 - Rezoning Reconsideration

A-0.404

122

360

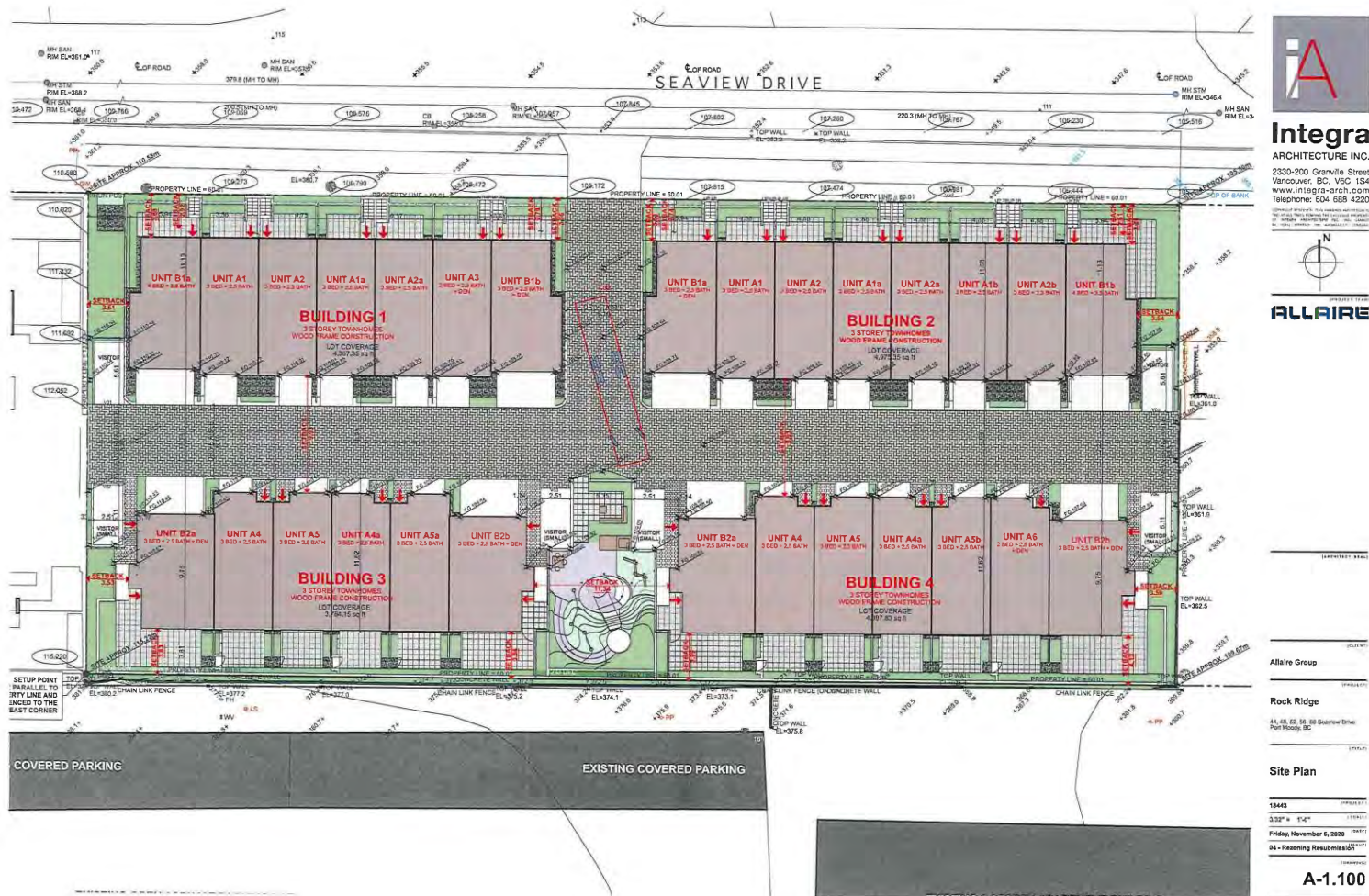


Considered at March 2, 2021 Special Council Meeting

123

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361



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125

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363



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126

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364



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127

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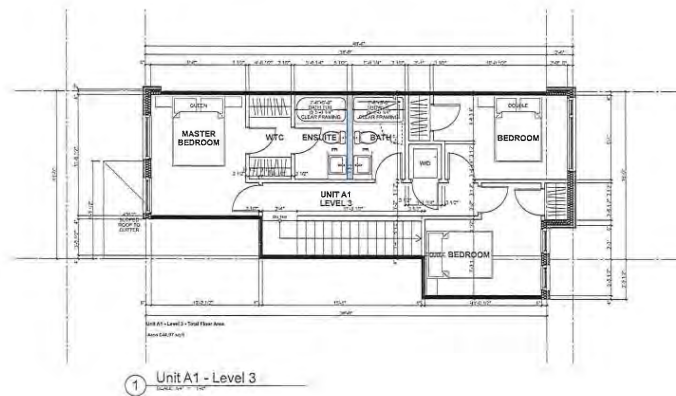
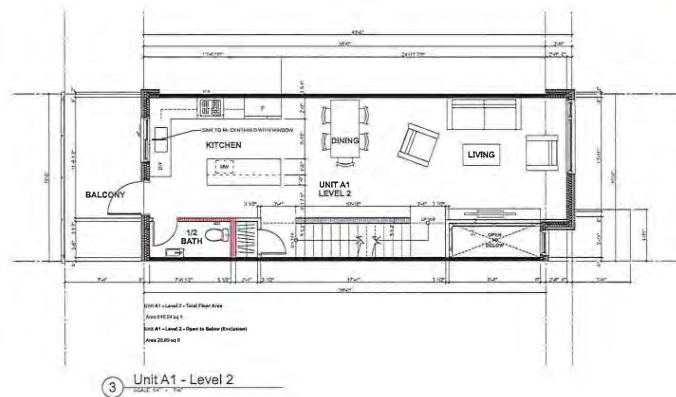
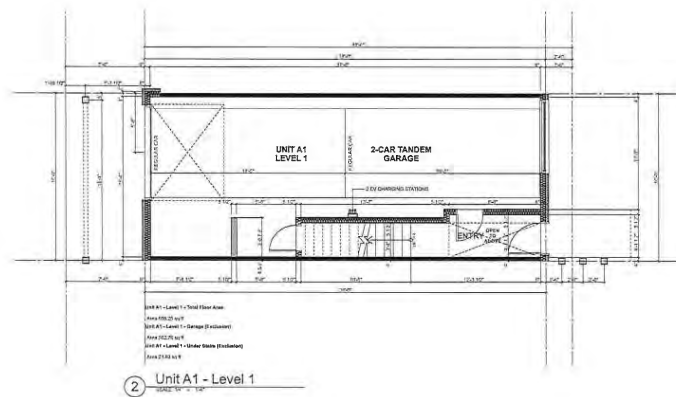


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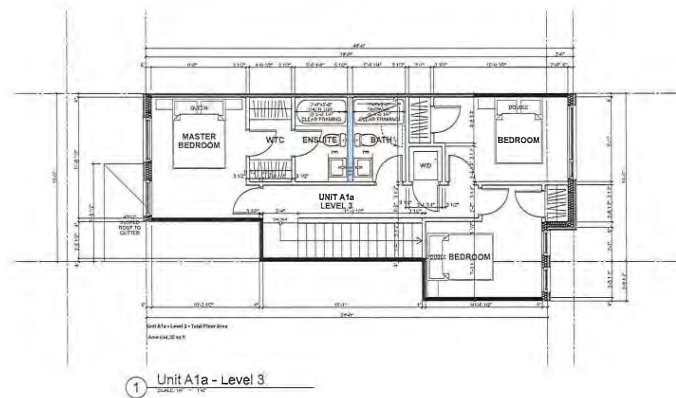
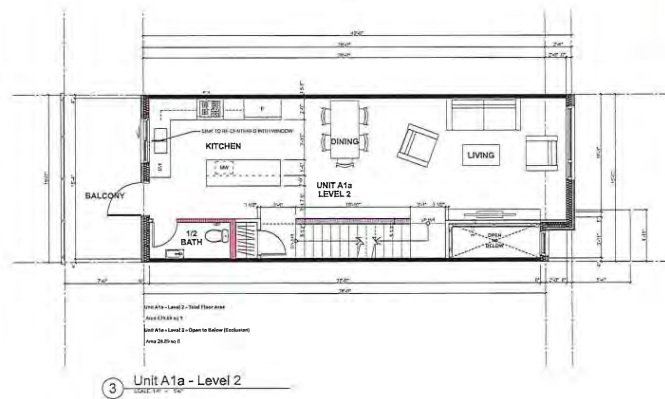
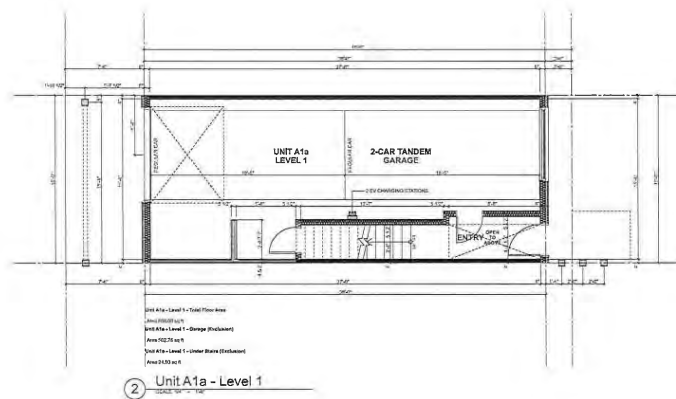
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131

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369



Allaire Group

Rock Ridge

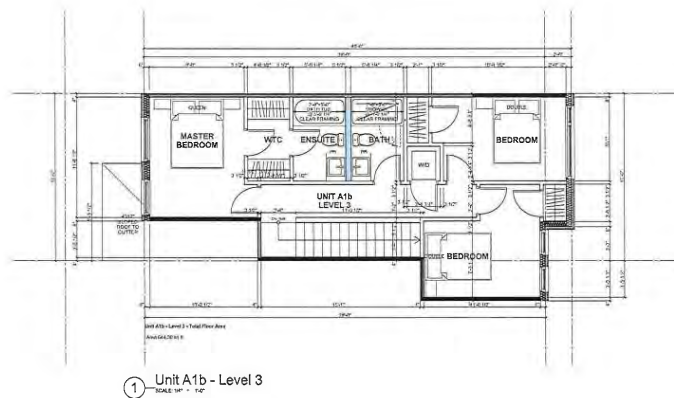
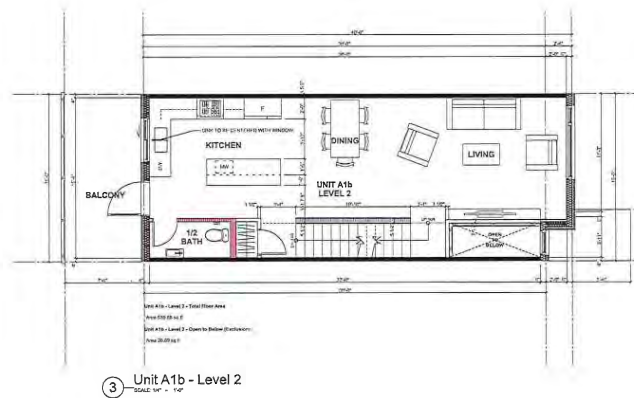
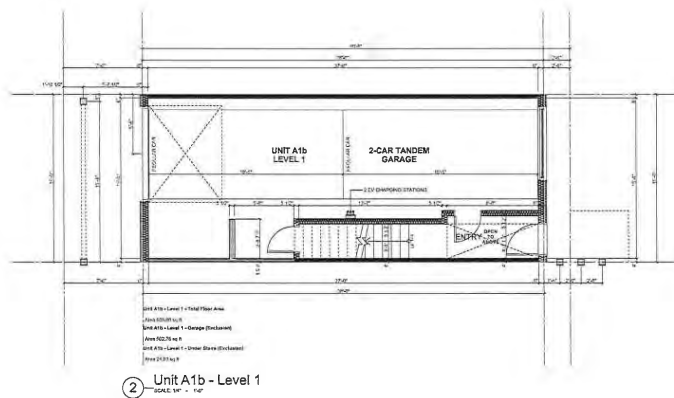
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132

Considered at November 24, 2020 Council Meeting

370



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Unit A1b

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1/8" = 1'-0"

Friday, November 6, 2020

D4 - Rezoning Reevaluation

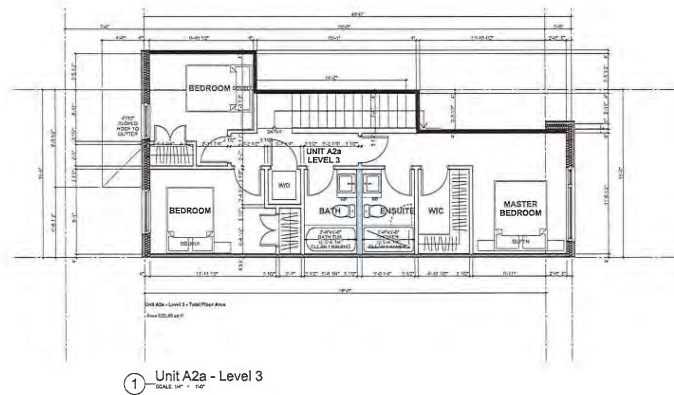
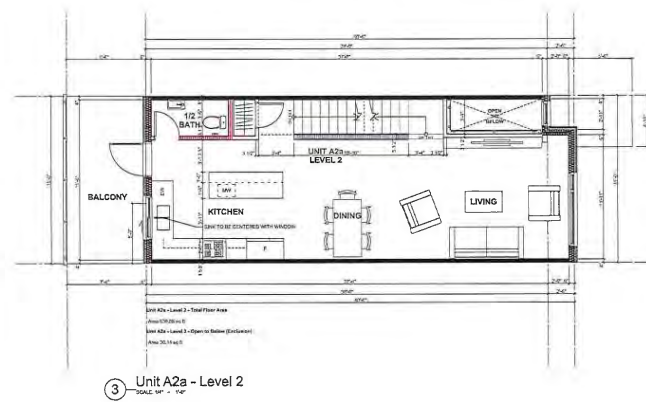
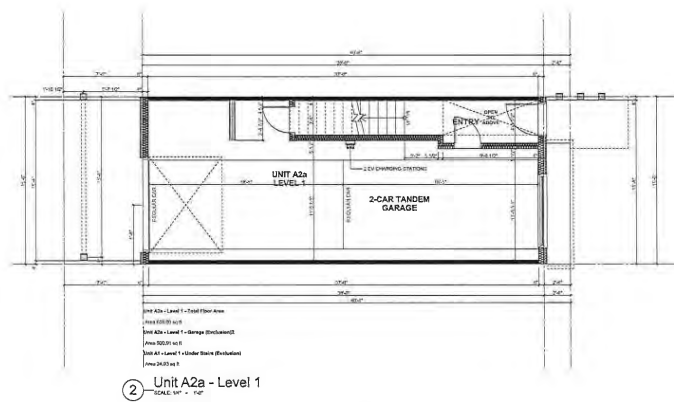
A-3.113

Considered at March 2, 2021 Special Council Meeting

134

Considered at November 24, 2020 Council Meeting

372



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Allaire Group

Rock Ridge

44, 49, 52, 55, 58 Sullivan Drive
Port Moody, BC

Unit A2a

5843

1/8" = 1'-0"

Friday, November 6, 2020

04 - Reasoning Resubmission

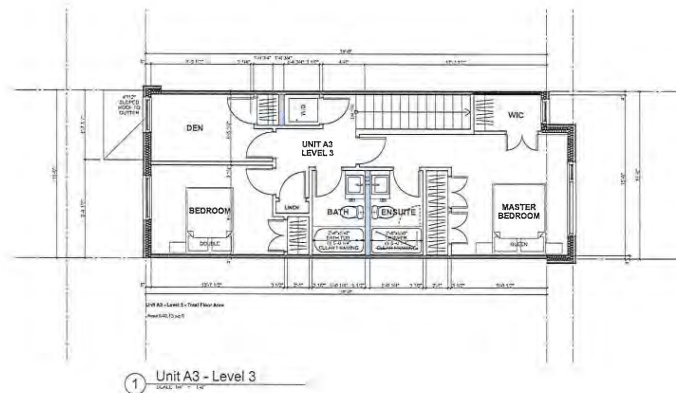
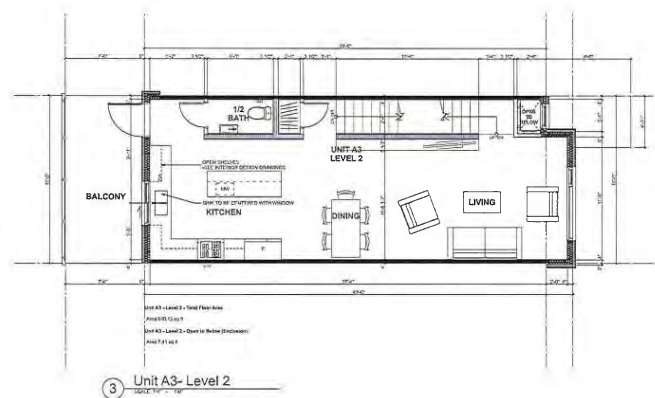
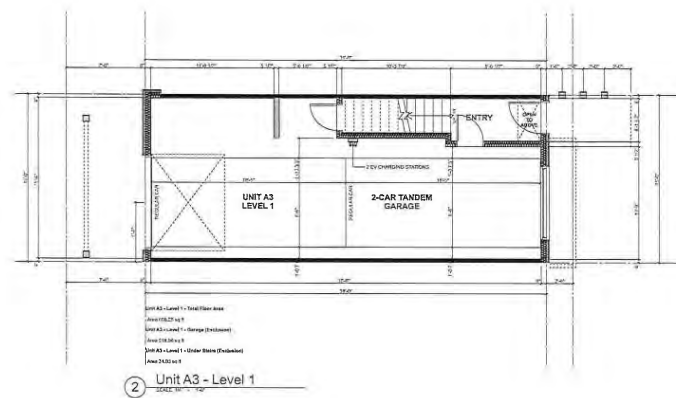
A-3.122

Considered at March 2, 2021 Special Council Meeting

136

Considered at November 24, 2020 Council Meeting

374



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ALLAIRE

Allaire Group

Rock Ridge

44, 46, 52, 54, 56, 58 Glenview Drive
Port Moody, BC

Unit A3

18443

1/4" = 1'-0"

Friday, November 6, 2020

04 - Rezoning Reevaluation

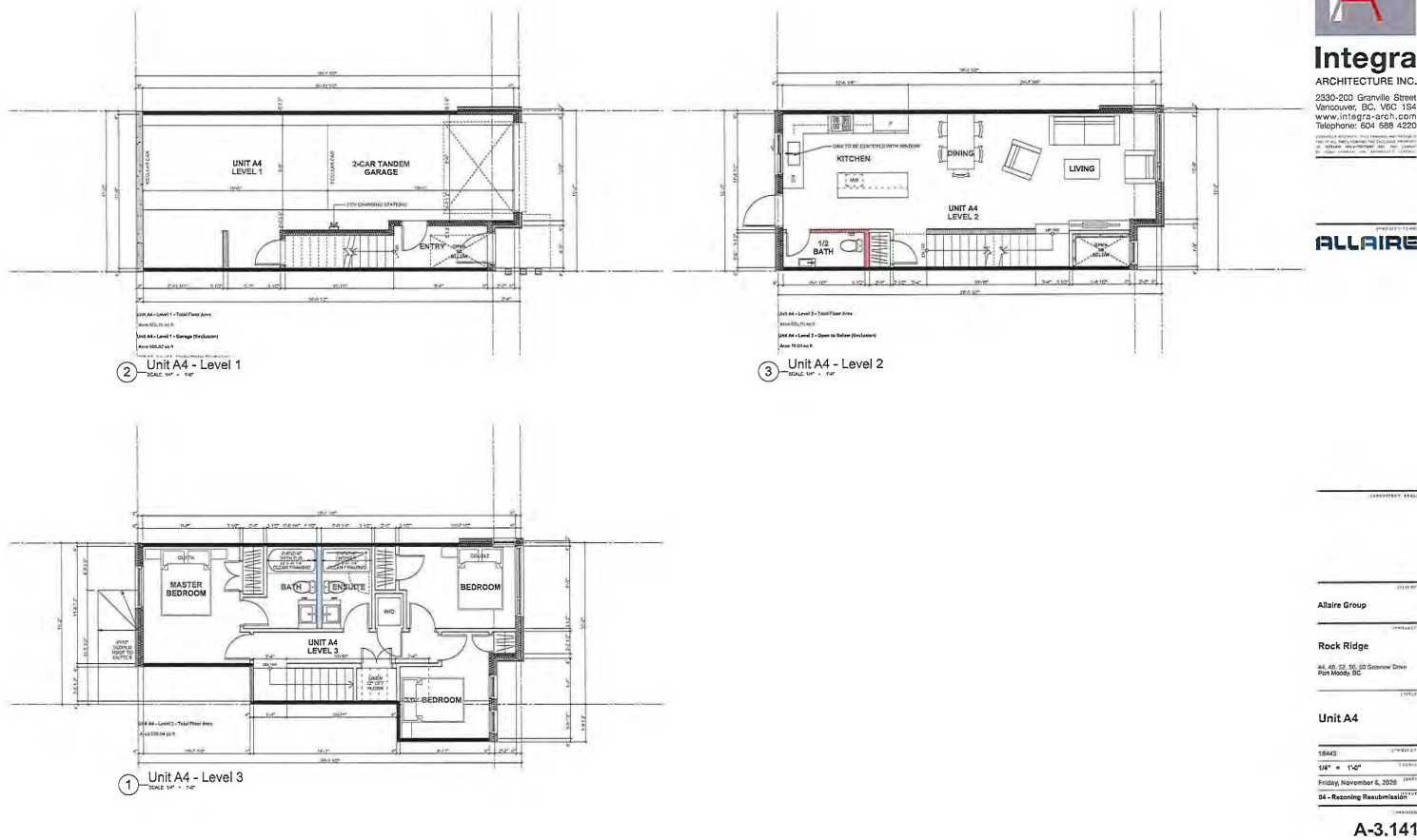
A-3.131

Considered at March 2, 2021 Special Council Meeting

137

Considered at November 24, 2020 Council Meeting

375

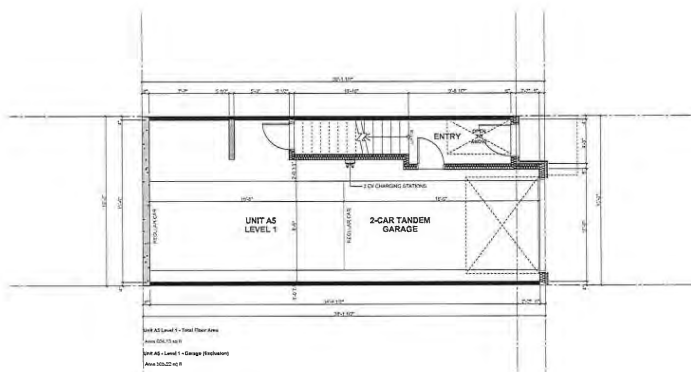


Considered at March 2, 2021 Special Council Meeting

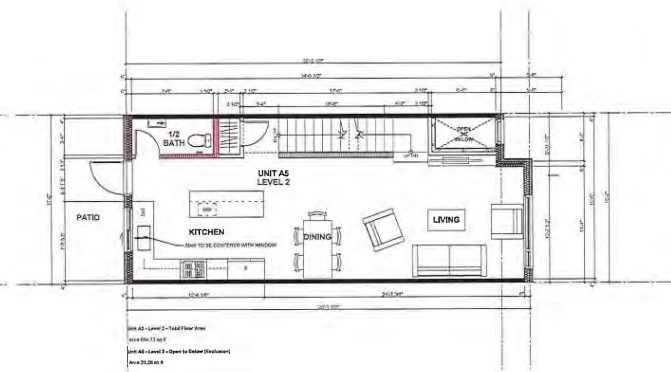
139

Considered at November 24, 2020 Council Meeting

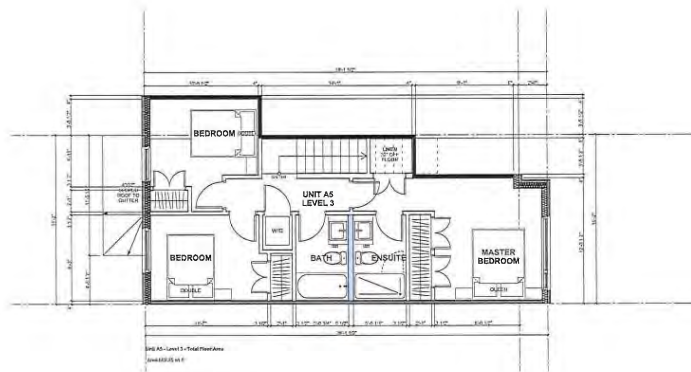
377



② Unit A5 - Level 1
SCALE: 1/8" = 1'-0"



③ Unit A5 - Level 2
SCALE: 1/8" = 1'-0"



① Unit A5 - Level 3
SCALE: 1/8" = 1'-0"



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Attire Group

Rock Ridge

44, 46, 52, 56, 60 Squireway Drive,
Port Moody, BC

Unit A5

15143
1/8" = 1'-0"
Friday, November 6, 2020
04 - Reasoning Resubmission

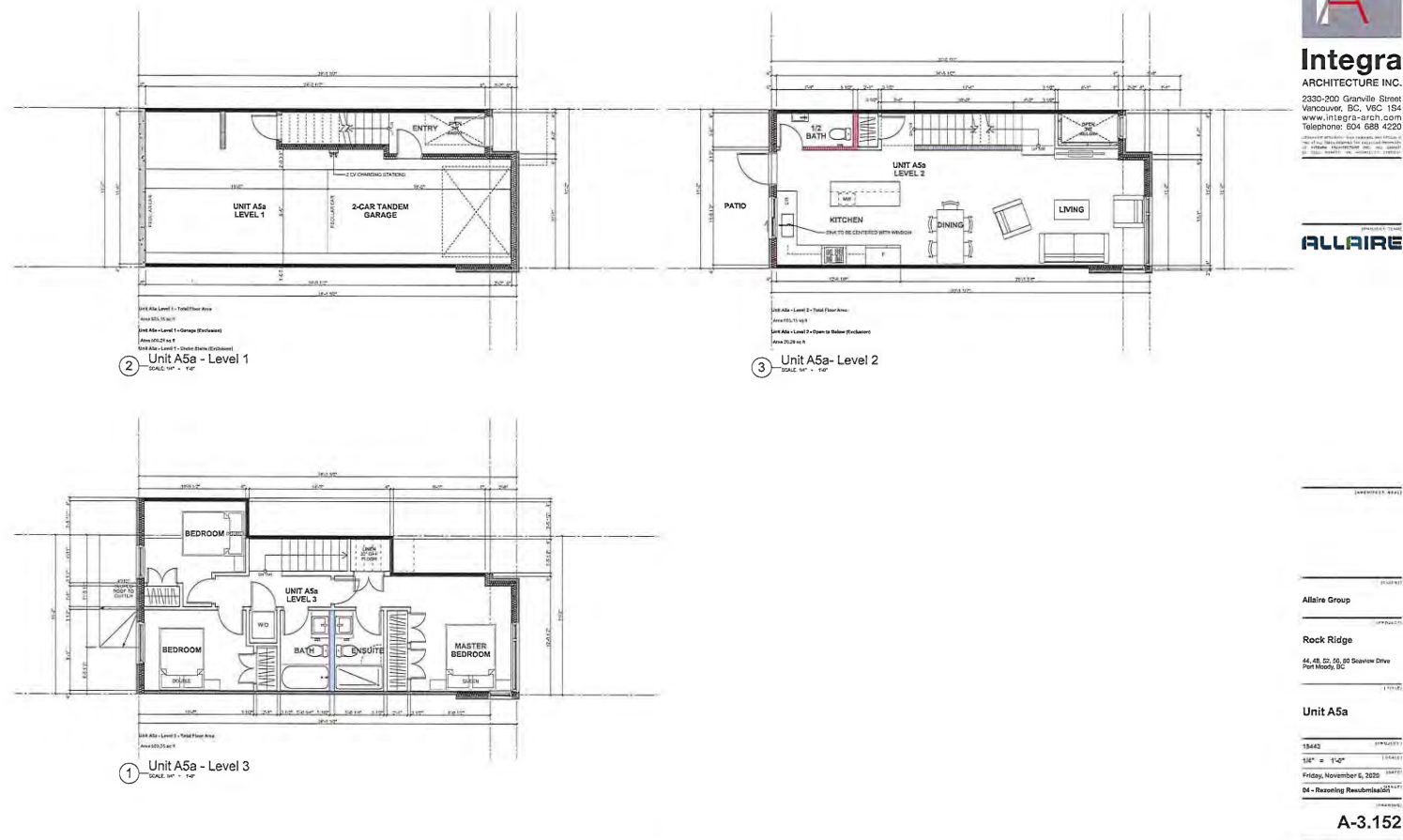
A-3.151

Considered at March 2, 2021 Special Council Meeting

140

Considered at November 24, 2020 Council Meeting

378

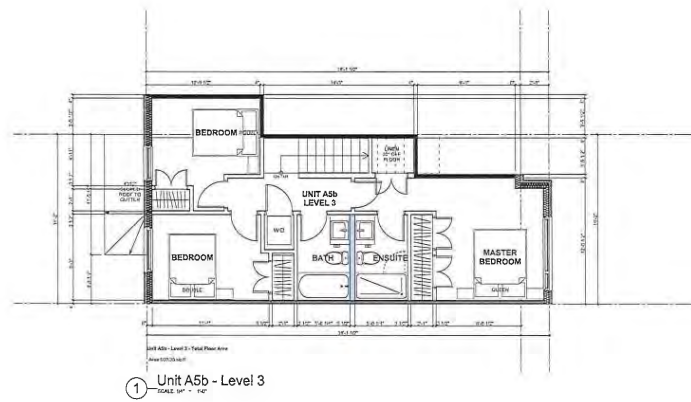
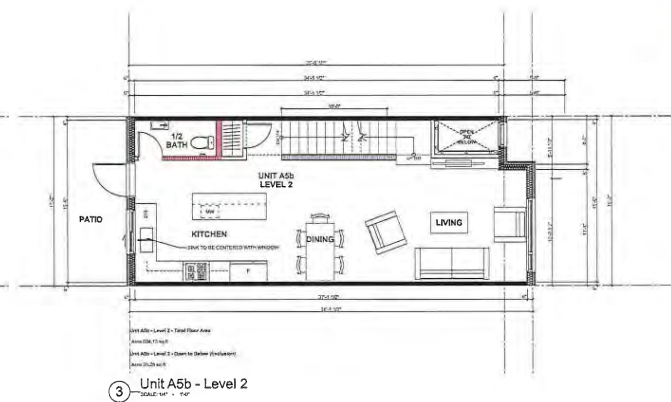
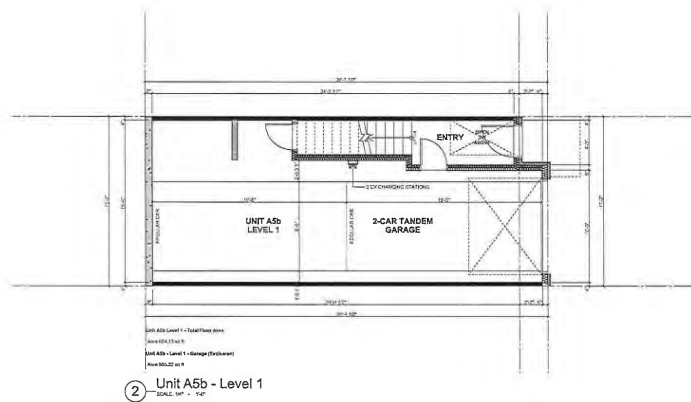


Considered at March 2, 2021 Special Council Meeting

141

Considered at November 24, 2020 Council Meeting

379



ALLAIRE

Allaire Group

Rock Ridge

44, 48, 52, 56, 60 Sparrow Drive
Port Moody, BC

Unit A5b

18443
1/8" = 1'-0"
Friday, November 6, 2020
04 - Rezoning Reconsideration

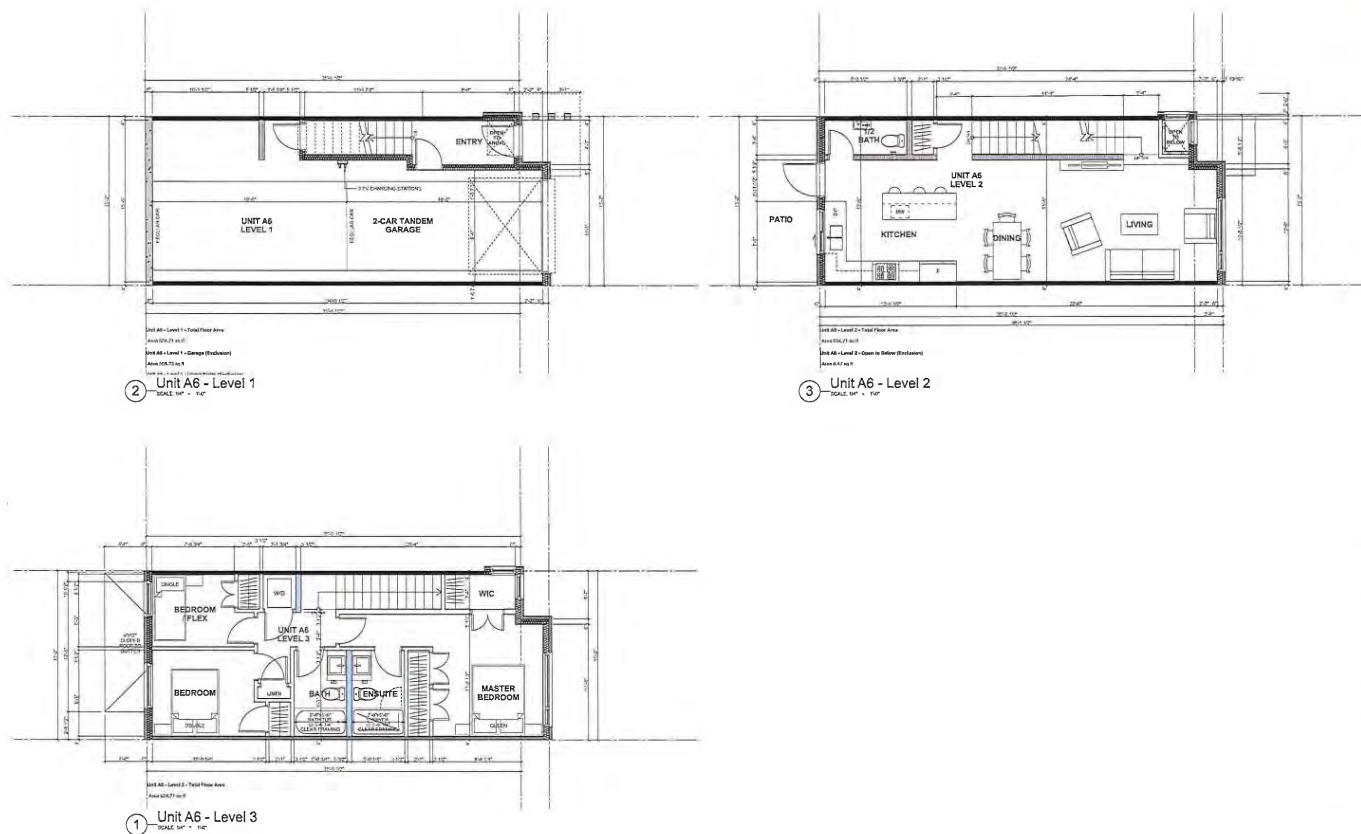
A-3.153

Considered at March 2, 2021 Special Council Meeting

142

Considered at November 24, 2020 Council Meeting

380



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Fax: 604 698 4221
E-mail: info@integra-arch.com
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ALLAIRE

Allaire Group

Rock Ridge

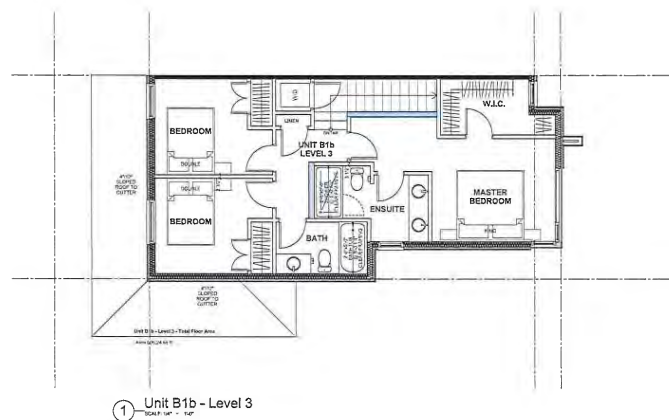
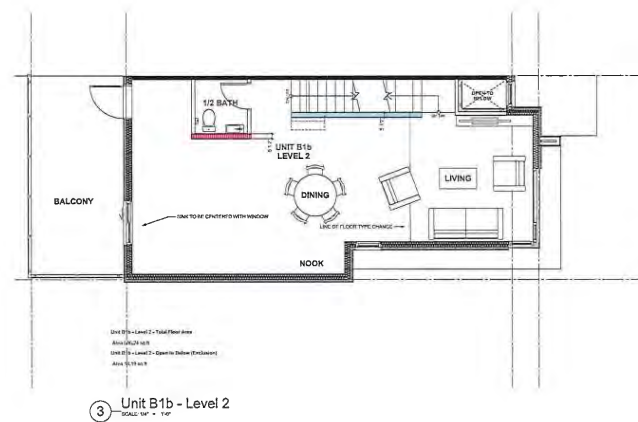
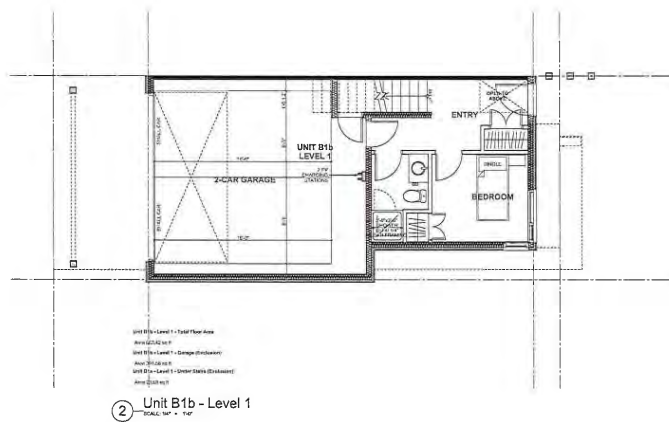
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Considered at March 2, 2021 Special Council Meeting

144

Considered at November 24, 2020 Council Meeting

382



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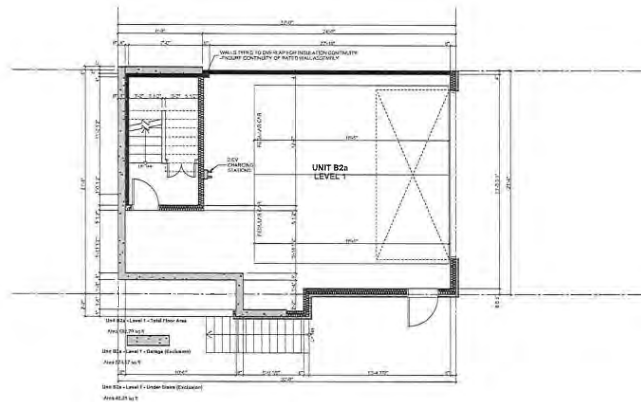
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 Allaire Group
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 Rock Ridge
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Considered at March 2, 2021 Special Council Meeting

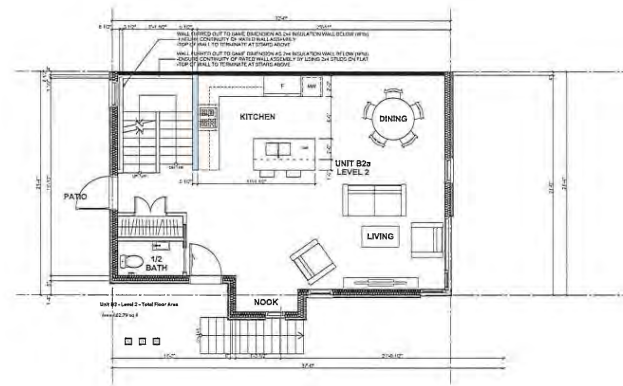
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Considered at November 24, 2020 Council Meeting

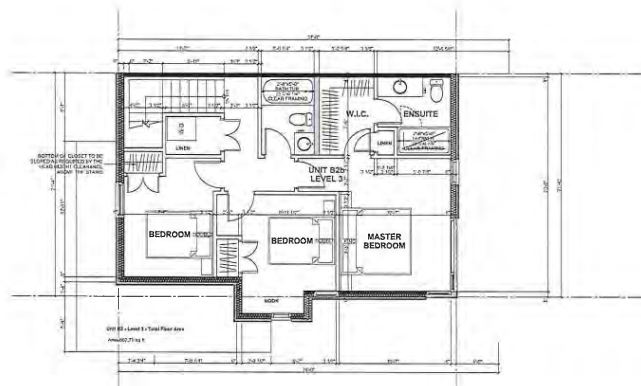
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① Unit B2a - Level 1
SCALE: 1/8" = 1'-0"



② Unit B2a - Level 2
SCALE: 1/8" = 1'-0"



③ Unit B2a - Level 3
SCALE: 1/8" = 1'-0"



ALLAIRE

UNIVERSITY AVENUE

ALLAIRE GROUP

Rock Ridge

44, 48, 52, 56, 60 Sectional Drive
Port Moody, BC

Unit B2a

18443

1/8" = 1'-0"

Friday, November 6, 2020

04 - Rezoning Re-submission

A-3.221

Considered at March 2, 2021 Special Council Meeting

147

Considered at November 24, 2020 Council Meeting

385



Considered at March 2, 2021 Special Council Meeting

148

Considered at November 24, 2020 Council Meeting

386



Considered at March 2, 2021 Special Council Meeting

149

Considered at November 24, 2020 Council Meeting

387



Considered at March 2, 2021 Special Council Meeting

150

Considered at November 24, 2020 Council Meeting

388



151

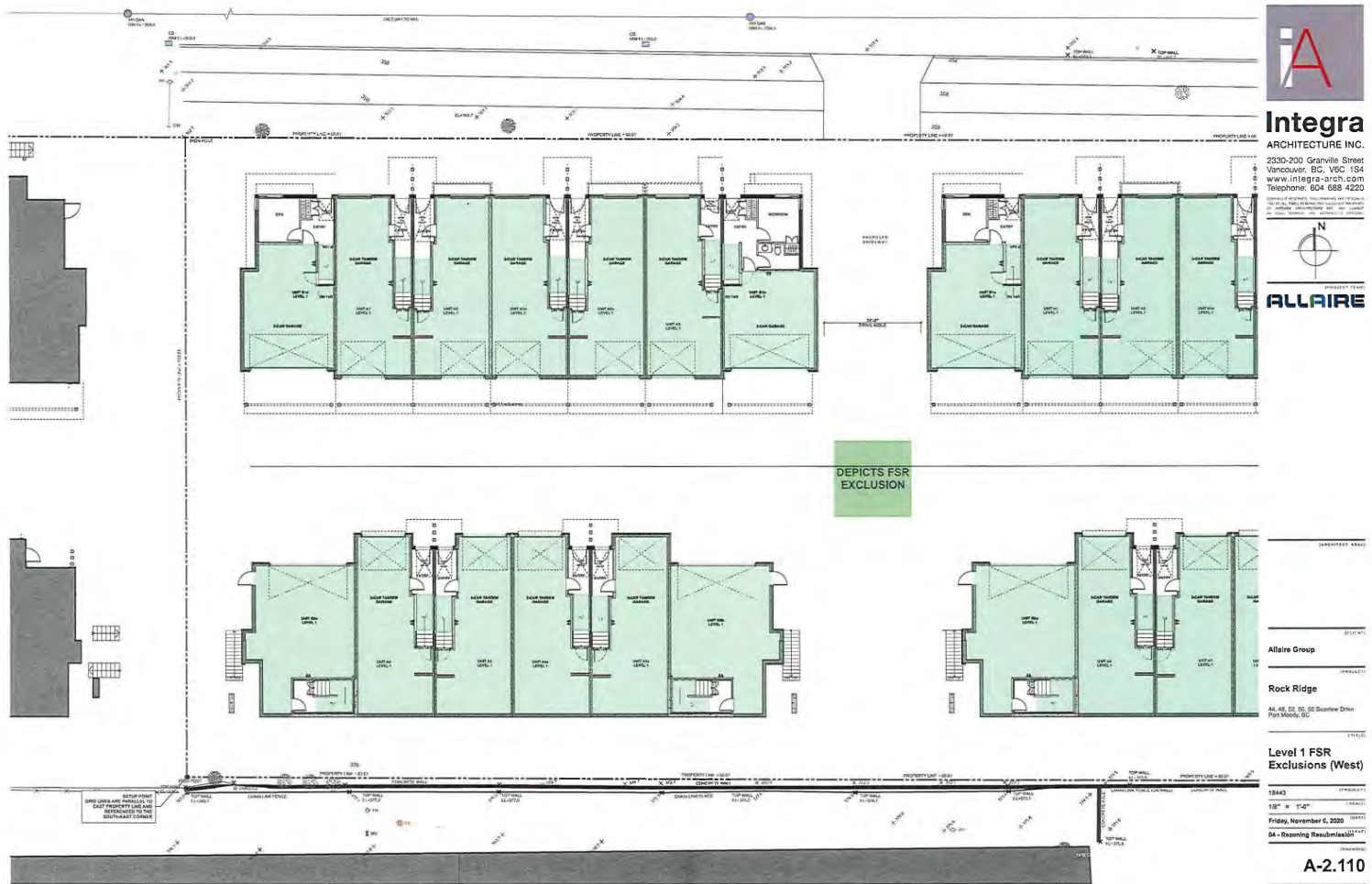
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Considered at March 2, 2021 Special Council Meeting

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Considered at November 24, 2020 Council Meeting

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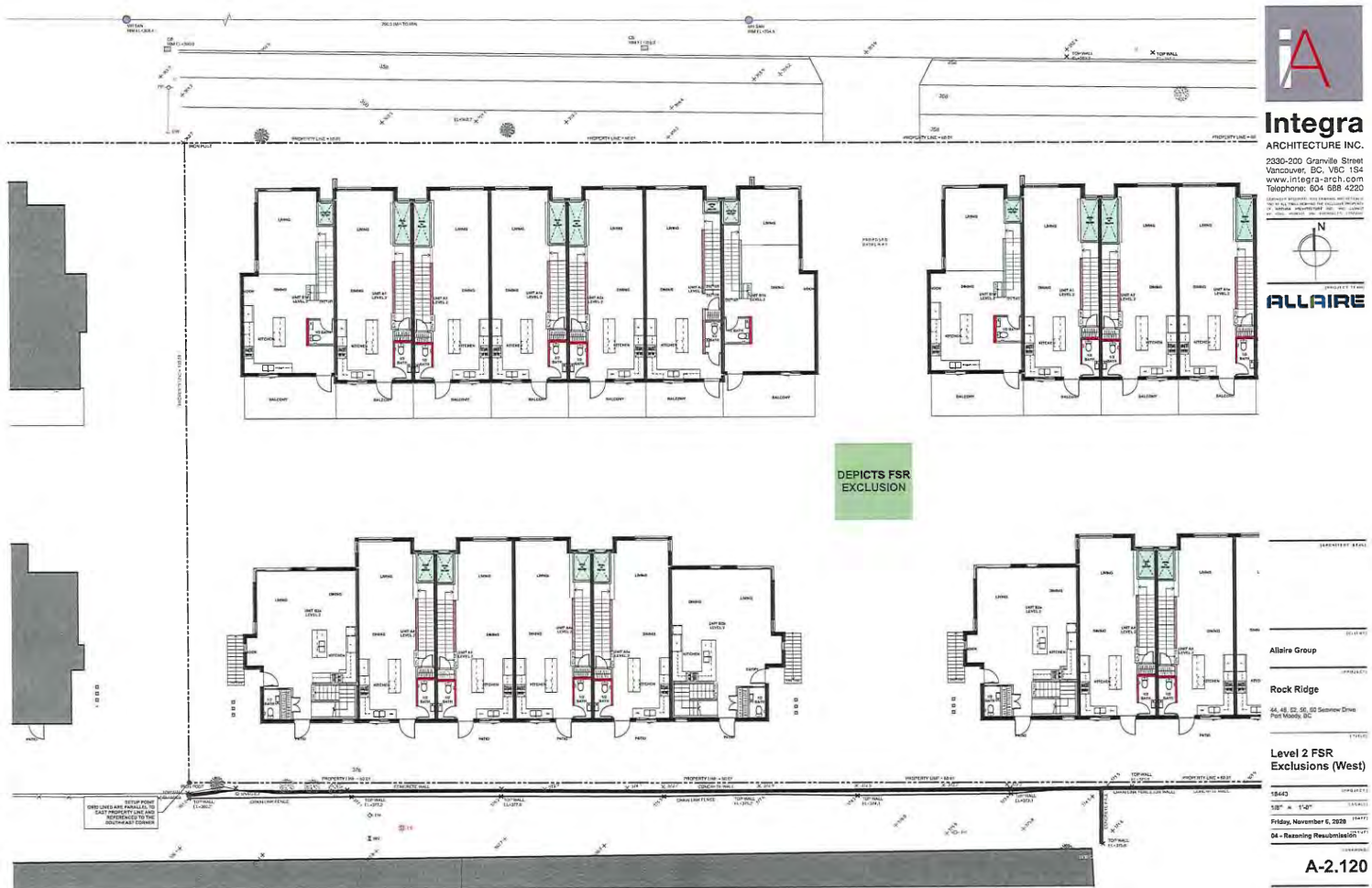


Considered at March 2, 2021 Special Council Meeting

153

Considered at November 24, 2020 Council Meeting

391



Considered at March 2, 2021 Special Council Meeting

154

Considered at November 24, 2020 Council Meeting

392



Considered at March 2, 2021 Special Council Meeting

155

Considered at November 24, 2020 Council Meeting

393



Considered at March 2, 2021 Special Council Meeting

156

Considered at November 24, 2020 Council Meeting

394



Considered at March 2, 2021 Special Council Meeting

157

Considered at November 24, 2020 Council Meeting

395

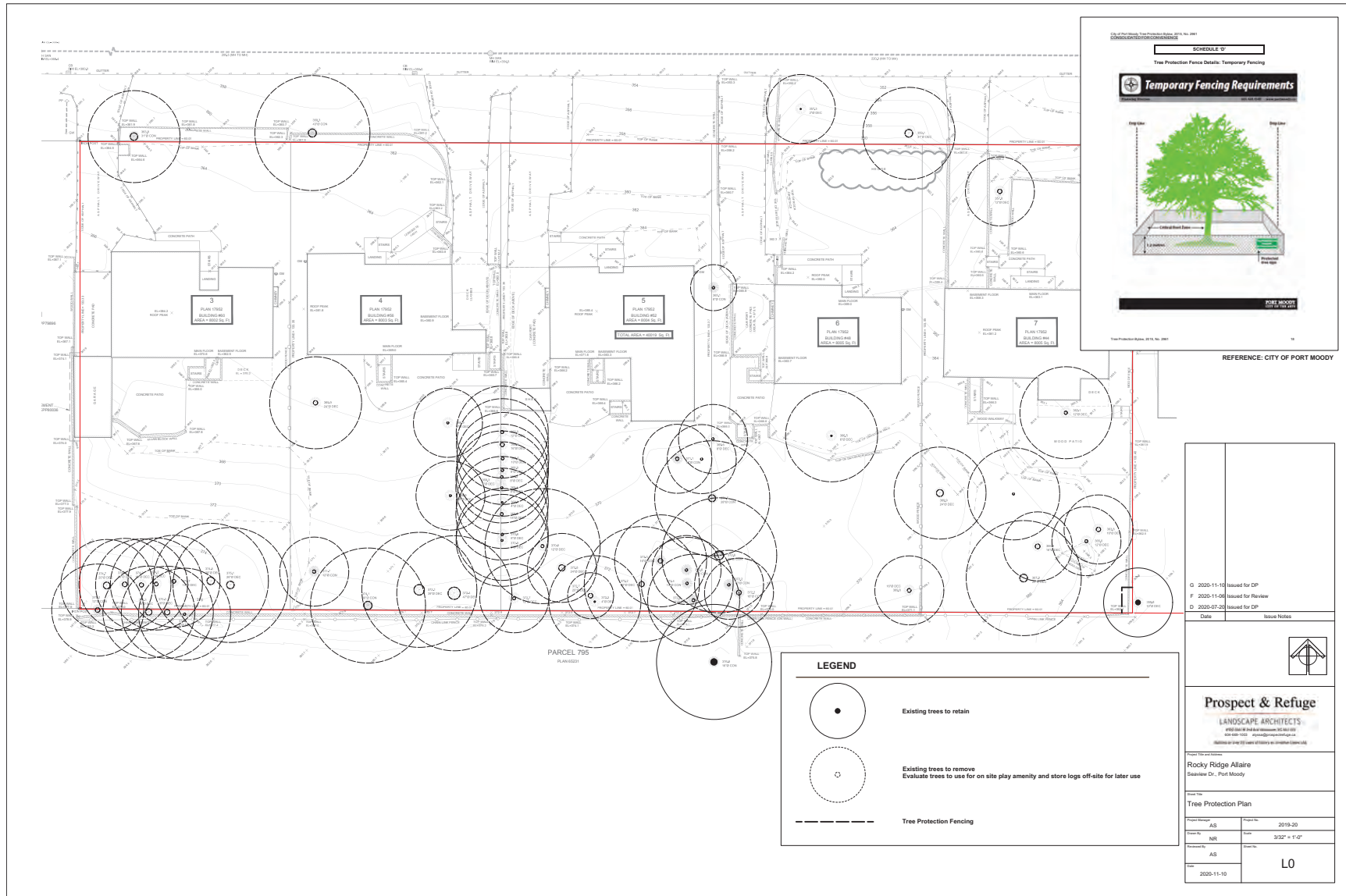


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Considered at November 24, 2020 Council Meeting

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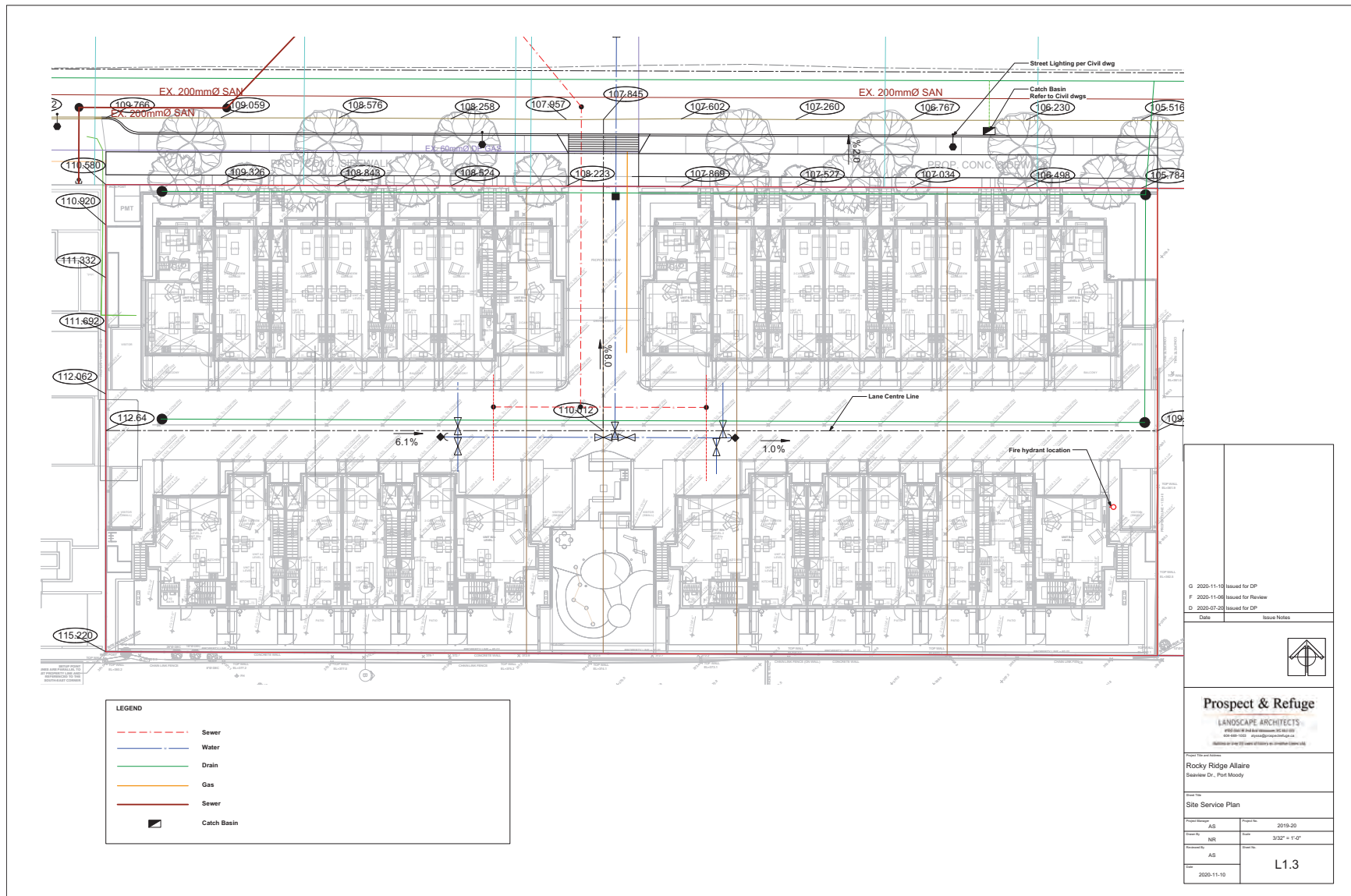


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161

Considered at November 24, 2020 Council Meeting

399

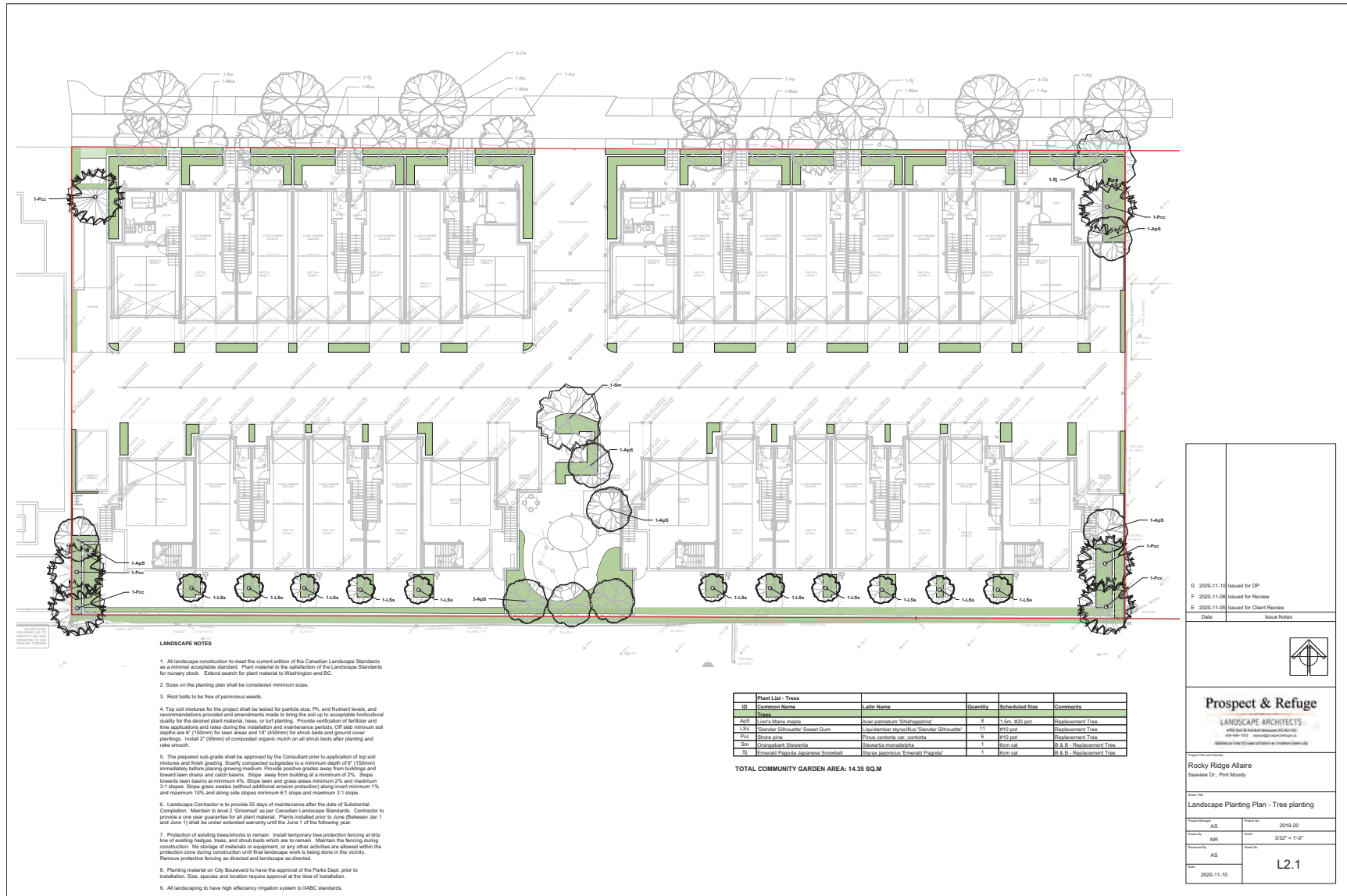


Considered at March 2, 2021 Special Council Meeting

162

Considered at November 24, 2020 Council Meeting

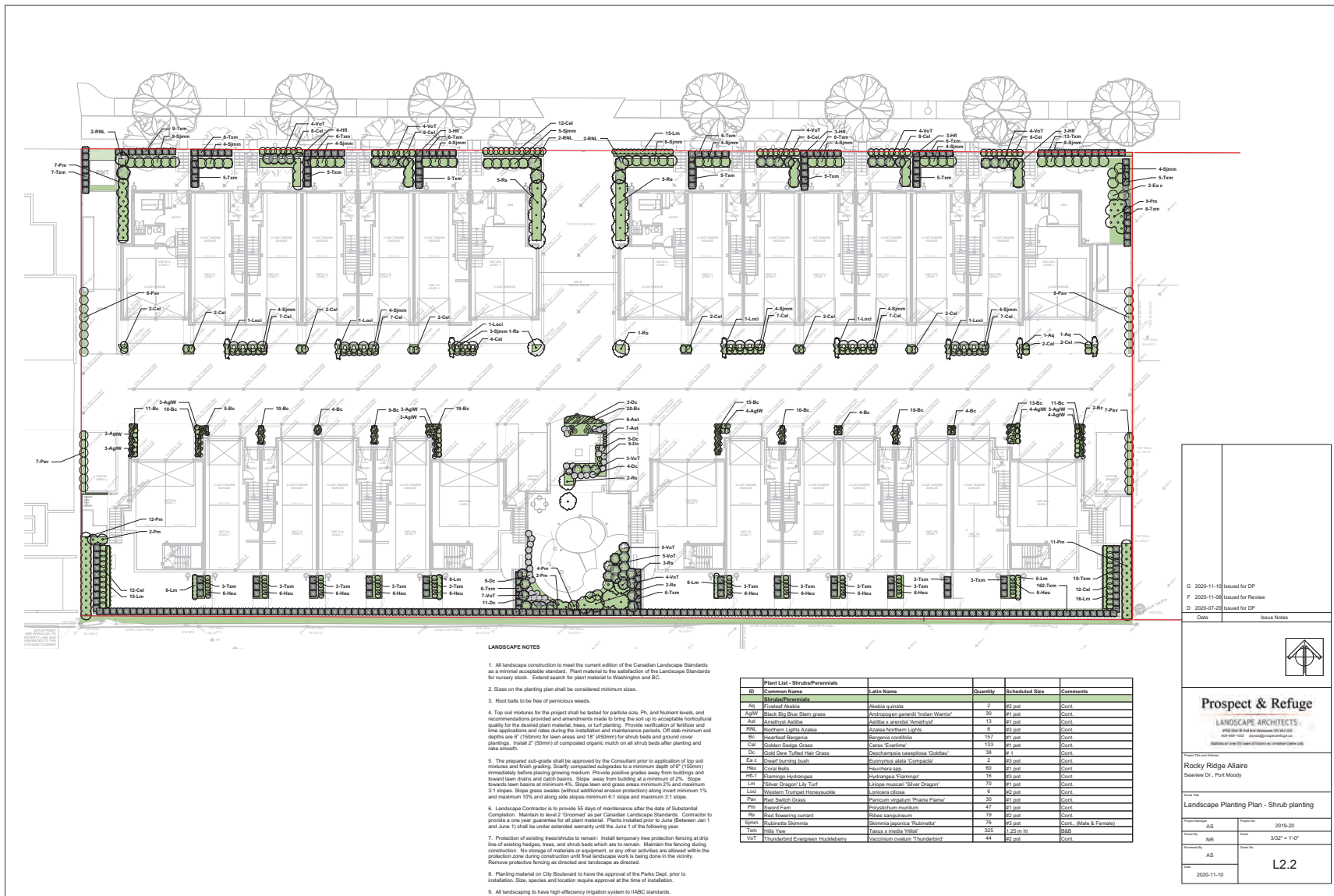
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163

Considered at November 24, 2020 Council Meeting

401

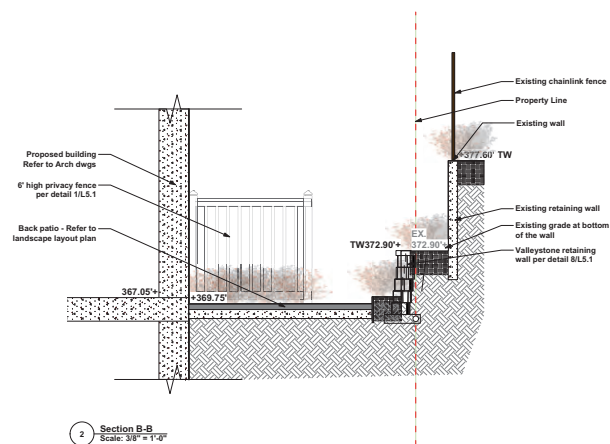
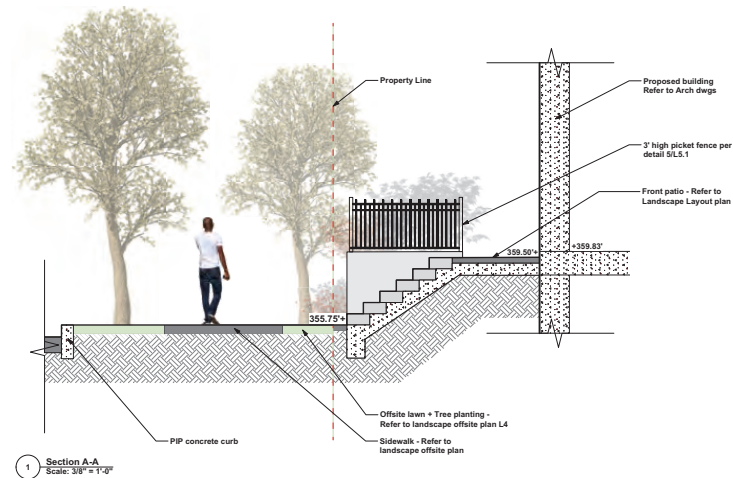


Considered at March 2, 2021 Special Council Meeting

164

Considered at November 24, 2020 Council Meeting

402



G 2020-11-10 Issued for DP
F 2020-11-08 Issued for Review
D 2020-07-29 Issued for DP

Date Issue Notes



Prospect & Refuge
LANDSCAPE ARCHITECTS

4040 Cedar Rd. 2nd Floor, Suite 200
Ann Arbor, MI 48106-1500
Phone: 734.769.1100 Fax: 734.769.1101
Website: www.prospectandrefuge.com

Rocky Ridge Altair
Saginaw Dr., Port Moody

Issue Title

Sections

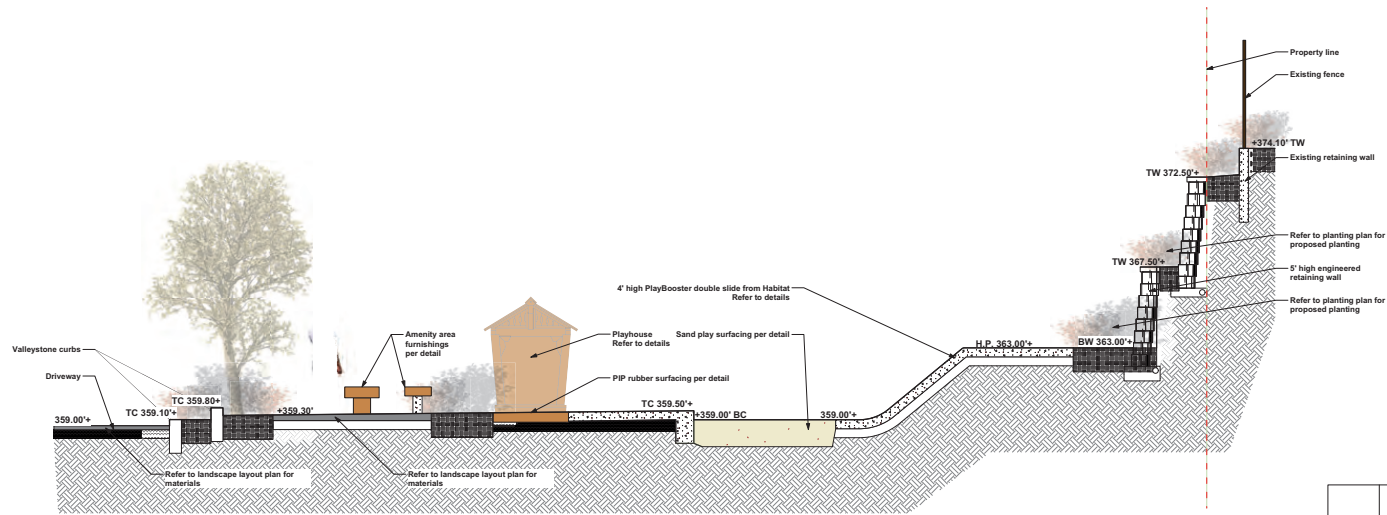
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Client No.	NR	Scale	3/8" = 1'-0"
Revision No.	AS	Issue No.	L3.1
Date	2020-11-10		

Considered at March 2, 2021 Special Council Meeting

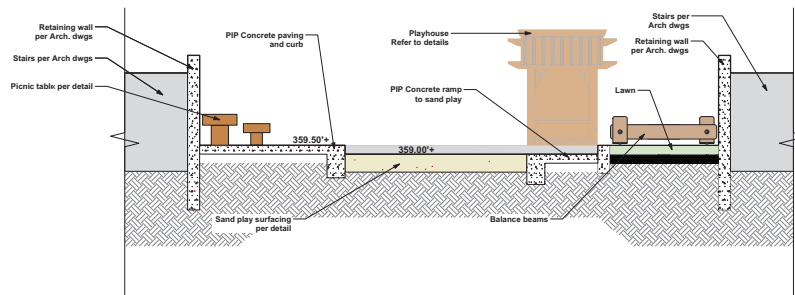
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Considered at November 24, 2020 Council Meeting

403



1 Section C-C
Scale: 3/8" = 1'-0"



2 Section D-D
Scale: 3/8" = 1'-0"

G 2020-11-10 Issued for DP
F 2020-11-08 Issued for Review
D 2020-07-20 Issued for DP

Date Issue Notes



Prospect & Refuge
LANDSCAPE ARCHITECTS

4000 Cedar Rd. 2nd Floor, Westerville, OH 43081
614.885.1234 prospectandrefuge.com

Rocky Ridge Allaire
Savannah Dr., Port Moody

Issue Title

Sections

Project No.	2019-20
Client No.	NR
Project No.	AS
Date	2020-11-10

L3.2

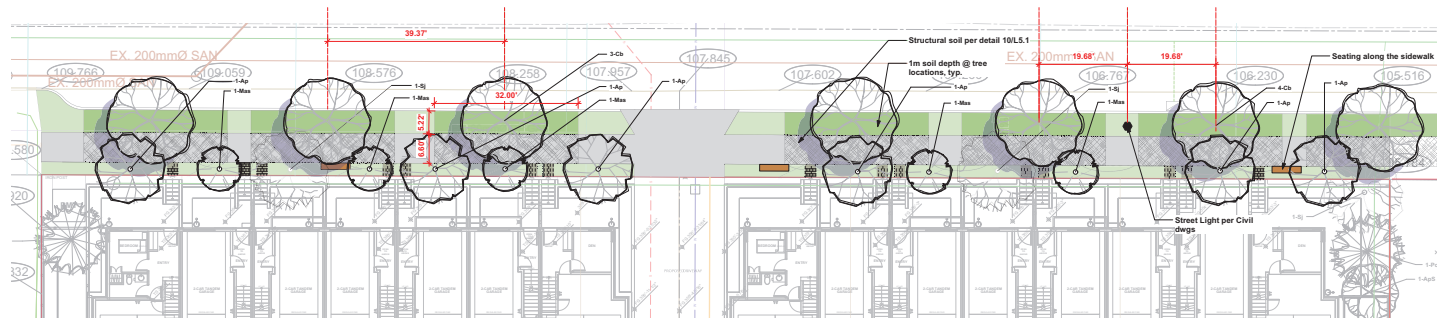
Considered at March 2, 2021 Special Council Meeting

166

Considered at November 24, 2020 Council Meeting

404

ID	Plant List Offsite - Trees	Latin Name	Quantity	Scheduled Size	Comments
Trees					
Ap	Japanese Maple	Acer palmatum	6	1.25m, 420 pot	Cont.
Cb	European hornbeam	Caragana helix	7	800 pot, 1.25m Ht	B & B
Es	Star Magnolia	Magnolia stellata	3	800 pot, 1.25m Ht	Cont.
W	Winnipeg Pagoda Japanese Birch	Betula japonica 'Winnipeg Pagoda'	2	800 pot	B & B - Replacement Tree



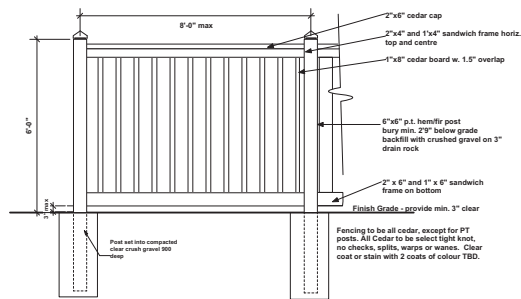
LANDSCAPE NOTES

1. All landscape construction and planting to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.
2. Sizes on the planting plan shall be considered minimum sizes.
3. Offsite tree pits to be 1.2m x 2.3m minimum.
4. Root balls to be free of pernicious weeds.
5. Top soil mixtures for the project shall be tested for particle size, PH, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off site minimum soil depths are 6" (150mm) for lawn areas and 20" (500mm) soil volume per tree for offsite boulevard trees. Tree pits to be minimum 1.2m x 2.3m. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and take smooth.
6. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope toward lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3.1 slopes. Slope grass lawns (without additional erosion protection) along inverts minimum 1% and maximum 10% and along side slopes minimum 6.1 slopes and maximum 3.1 slopes.
7. Landscape Contractor is to provide 65 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Onsight' as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
8. Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.
9. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
10. All landscaping to have high efficiency irrigation system to IABC standards.

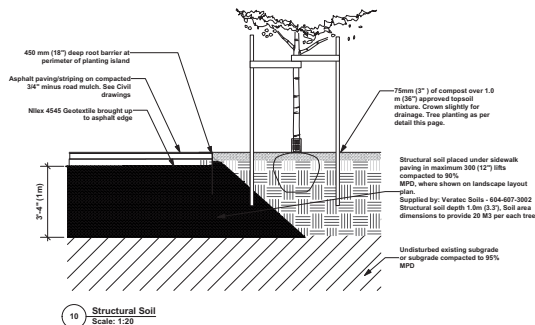
G	2020-11-10	Issued for DP
F	2020-11-08	Issued for Review
D	2020-07-29	Issued for DP
Date	Issue Notes	
Prospect & Refuge LANDSCAPE ARCHITECTS 4040 Glen Rd. 2nd Floor Vancouver, BC V6H 1G1 404 Glen Road - Vancouver, BC V6H 1G1 (604) 681-1111 or (604) 681-1112		
Rocky Ridge Alliance Saville Dr., Port Moody		
Landscape Offsite		
Project Name	AS	Project No. 2019-20
Client No.	NR	Scale 3/32" = 1'-0"
Revision No.	AS	Issue No.
Date	2020-11-10	
		L4

167

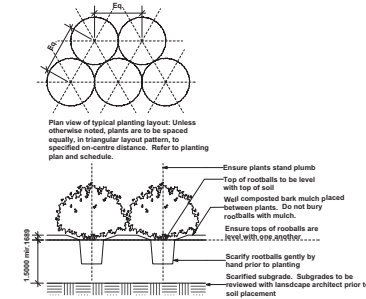
405



01 6'-0" Backyard Privacy Screen
Scale: 1:20

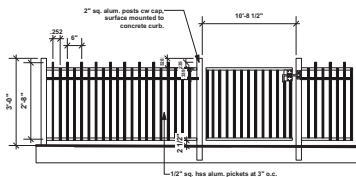


10 Structural So
Scale: 1:20

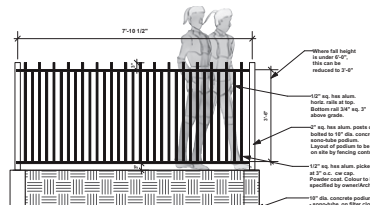


- NOTES:**
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
 2. Prune all damaged, diseased, and dead limbs.
 3. Keep roots moist during installation: water container stock well prior to planting and following planting.

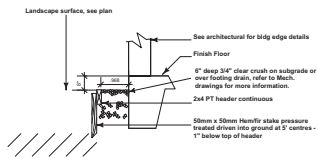
03 Shrub/Perennial Planting on grade
Scale: 1:20



04 3'-0" Front yard Fences and Gates
Scale: 1:20

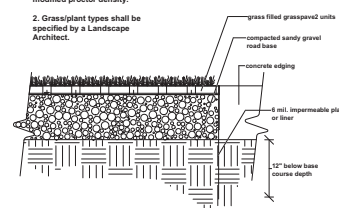


05 Metal Picket Guardrail
Scale: 1:20

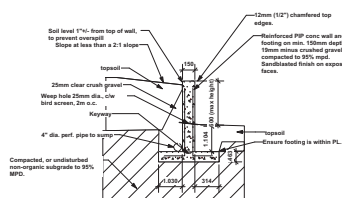


06 Gravel Strip Building Perimeter
Scale: 1:20

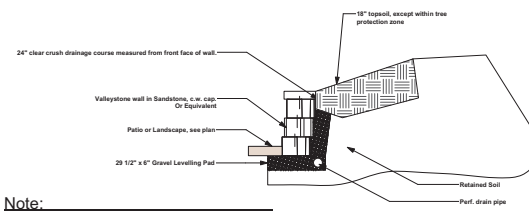
- Note:**
1. Compacted subgrade, 95% modified proctor density.
 2. Grass/plant types shall be specified by a Landscape Architect.



09 Grasspave2 system
Scale: 1:10

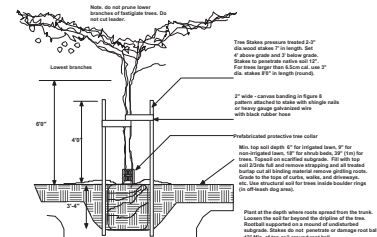


07 PIP Concrete Retaining Wall
Scale: 1:25




Note:
When site conditions require, wrap drainage tile in 1" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.
All walls higher than 3' to be reviewed by Geotech Eng. for potential geogird requirements.

08 Valleystone Retaining Wall
Scale: 1:20



02 Tree Planting
Scale: 1:25

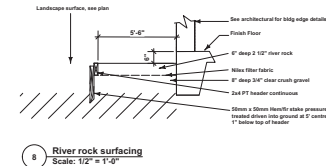
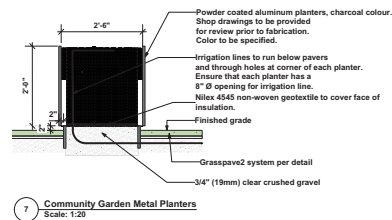
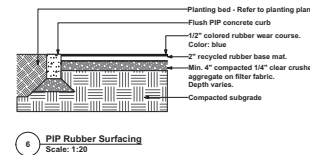
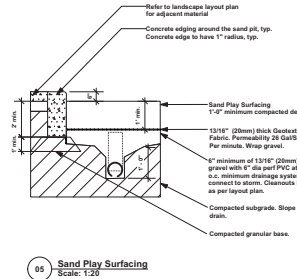
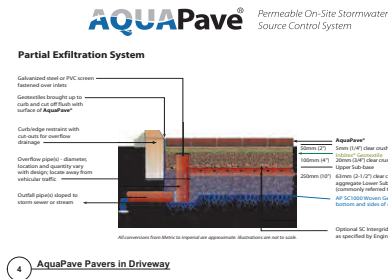
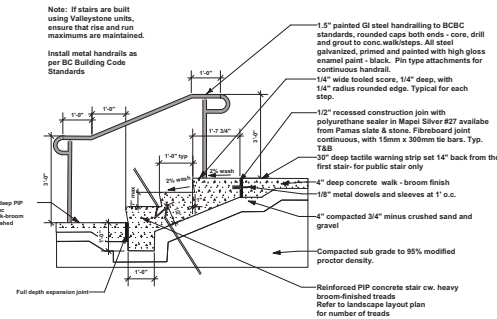
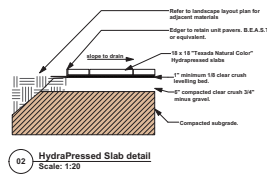
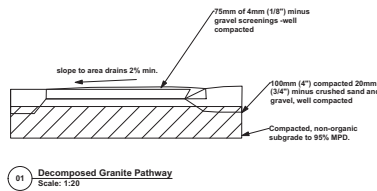
G 2020-11-10 <i>Issued for DP</i> F 2020-11-06 <i>Issued for Review</i> D 2020-07-20 <i>Issued for DP</i>			
Date		Issue Notice	
			
Prospect & Refuge LANDSCAPE ARCHITECTS 4010 West 9th Street • Vancouver, BC V6P 4C2 604-681-1032 info@prospectandrefuge.ca www.prospectandrefuge.ca			
Project Title and Address Rocky Ridge Alliance Sawview Dr., Port Moody			
Project No. Landscape Details			
Project Number	AS	Project No.	2019-20
Owner	NR	Arch	as noted
Reviewed By	AS	Draw No.	
Date	2020-11-10		L5.1

Considered at March 2, 2021 Special Council Meeting

168

Considered at November 24, 2020 Council Meeting

406



<p>G 2020-11-10 Issued for DP</p> <p>F 2020-11-08 Issued for Review</p> <p>D 2020-07-20 Issued for DP</p>	
Date	Issue Notes
<p>Prospect & Refuge</p> <p>LANDSCAPE ARCHITECTS</p> <p>4040 Glen Rd. 2nd floor Vancouver, BC V6H 1C2</p> <p>404 Glen Road - Vancouver, BC V6H 1C2</p> <p>PHOTOGRAPH BY: JESSIE COOPER FOR PROSPECT & REFUGE</p>	
<p>Rocky Ridge Allaire</p> <p>Savannah Dr., Port Moody</p>	
<p>Scale: 1/8\"/> </p>	
Project Name	AS 2019-20
Client No.	NPR As Noted
Project No.	AS
Date	2020-11-10
<p>L5.2</p>	

Considered at March 2, 2021 Special Council Meeting

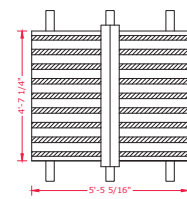
169

Considered at November 24, 2020 Council Meeting

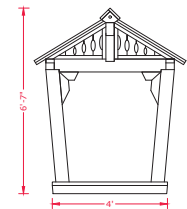
407



1 48" high PlayBooster double slide from Habitat
Set into hillside (not raised)



PLAN VIEW



FRONT ELEVATION



SIDE ELEVATION

NOTE: THIS DRAWING, INCLUDING THE PRINCIPALS OF DESIGN AND CONCEPT, IS THE PROPERTY OF HABITAT SYSTEMS INC. WITH THE AGREEMENT THAT IT IS NOT TO BE REPRODUCED, COPIED OR LOANED IN WHOLE OR IN PART.

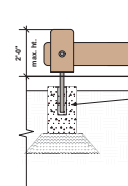


Habitat Systems
Natural Play
Playhouse

REVISION NOTES

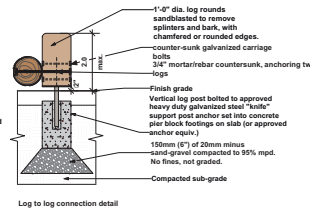
PROJECT NO.	160-1
SCALE	1" = 1'-0"
DESIGNER	P. MELTON
DATE	10/20/20
DATE OF PRINT	10/20/20

2 Playhouse from Habitat

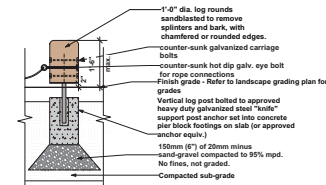


Section/Elevation View

3 Balancing Logs
Scale: 1:20

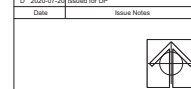


Log to log connection detail



4 Embedded posts and ropes
Scale: 1:20

G 2020-11-10 Issued for DP
F 2020-11-08 Issued for Review
D 2020-07-20 Issued for DP



Prospect & Refuge
LANDSCAPE ARCHITECTS
4000 Cedar Rd. 2nd floor, Cleveland, OH 44115
440.444.1100 prospectandrefuge.com

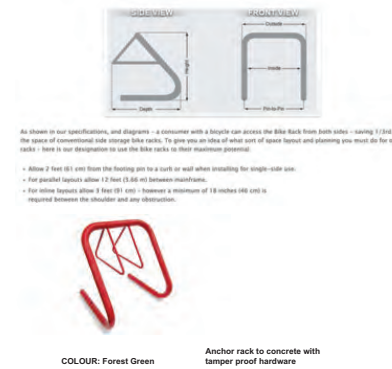
Rocky Ridge Allaire
Savannah Dr., Port Moody

Landscape Details

Project Name	AS	Project No.	2019-20
Client Name	NRL	Owner	As Noted
Project No.	AS	Drawn By	
Date	2020-11-10	Scale	L5.3

170

408

[illegible]

3 Bike Rack by Cora-W2704-Capacity 3-5
Scale: 1/2" = 1'-0"

1 Amenity Area picnic table



2 Wishbone Urban Form coffee table
**Surface mount to concrete with tamper-proof hardware

URBAN FORM COFFEE TABLE

Model Number: WP712

DESIGNED BY

Wishbone is a Canadian furniture company that designs and manufactures modern, functional, and affordable furniture. The company's products are made from high-quality materials and are designed to last. Wishbone's furniture is available in a variety of styles and colors, and is suitable for both residential and commercial use. The company's commitment to quality and customer service has made it a popular choice for many consumers.

WILL RECYCLE PLASTIC LAMINATED TO

Canadian Manufacturer

Wishbone Inc. (Furniture) | 1-855-278-6826 | Vancouver, BC | Canada, BC-CANADA, VAN, VTS

info@wishbone.com | www.wishbone.com

Wishbone
FURNITURE

PRODUCT SPECIFICATIONS

Model Number: WP712 | Material: Steel | Finish: Powder Coat | Weight: 15 lbs | Dimensions: 24" x 18" x 18" | Assembly: No assembly required

12 MONTH LIMITED WARRANTY

Wishbone Furniture warrants that its products are free from defects in materials and workmanship for a period of 12 months from the date of purchase. If a defect is found, Wishbone will repair or replace the product at its discretion.

Long Lasting Durable Steel Framework

CUSTOMER SOLUTIONS

1-855-278-6826

info@wishbone.com

www.wishbone.com

WTS - Vancouver, BC | 1-855-278-6826

PRODUCT DIMENSIONS

Table Length: 24 inches / 609 mm

Width: 18 inches / 457 mm

Height: 18 inches / 457 mm

Weight: 15 lbs / 6.8 kg

RECYCLED CONTENT


84% RECYCLED BY WEIGHT

100% RECYCLABLE

Wishbone Inc. (Furniture)



4 Wishbone Bayside 6 foot bench
**Surface mount to concrete with tamper-proof hardware

G 2020-11-10 Issued for DP F 2020-11-06 Issued for Review D 2020-07-20 Issued for DP	
Date	Issue Notice
	
Prospect & Refuge LANDSCAPE ARCHITECTS <small>2010 West 1st Street • Suite 100 • Portland, OR 97201 503.466.1100 info@prospectandrefuge.com www.prospectandrefuge.com</small>	
Project Name and Location Rocky Ridge Alliance Sawview Dr., Fort Moody	
Issue Title Landscape Details	
Project Number AS	Project Date 2019-20
Drawing No. NR	Issue As Noted
Revision No. AS	2019 Date
Date 2020-11-10	L5.4